

# PENN TOWNSHIP ZONING HEARING BOARD

MINUTES OF SEPTEMBER 10, 2015

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The Penn Township Zoning Hearing Board (ZHB) met on Thursday, September 10, 2015 at 7:00 p.m. in the Penn Township Municipal Building to conduct a hearing concerning the continuation of Debbie Kveragas. A list of visitors is on file in the Township Office.

Present: JoAnn Glossner, Chairman  
Brian Foster, Vice-Chairman  
David Clark, Member  
Larry Watts, Alternate  
Lenny Sizer –Zoning Officer  
Helen Klinepeter- Secretary  
Dennis Shatto, Solicitor

### HEARINGS

The ZHB opened the hearing at 7:00 p.m.

**Visitors Sworn In:** Helen Klinepeter, Lenny Sizer, Debbie Kveragas

Mr. Shatto asked the Secretary questions regarding the advertisement and posting of the property.

Ms. Kveragas offered that Mr. Sizer has reviewed location regarding steep slopes. She offered that the building was turned to minimize the variance request. Mr. Sizer offered that the building will be 12 feet into the slope which is a Pre-cautionary Slope. Mr. Foster asked if the dwelling is in the Pre-cautionary Slope. Mr. Sizer offered that the dwelling is not in the steep slope.

Mr. Shatto asked Mr. Sizer what was the amount of disturbance. He replied that the building will be 20 feet from the center of the road and 12 feet from the edge of the road.

The ZHB recessed from 7:12 until 7:23 p.m.

Upon a Foster/Clark motion, the ZHB voted unanimously to grant the variance request as presented.

After discussion, and upon a Foster/Clark motion, the ZHB voted unanimously to close the hearing at 7:25 p.m.

### HUNTER MAGUIRE DOCKET 2015-08

Present: JoAnn Glossner, Chairman  
Brian Foster, Vice-Chairman  
David Clark, Member  
Larry Watts, Alternate  
Lenny Sizer –Zoning Officer  
Helen Klinepeter- Secretary  
Dennis Shatto, Solicitor

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## HEARINGS

The ZHB opened the hearing at 7:26 p.m.

**Visitors Sworn In:** Helen Klinepeter, Lenny Sizer, Hunter Maguire

Mr. Maguire handed out a drawing of where he like to place the building . Mr. Maguire offered that his lot is a corner lot with two fronts. With the present plan, he would have room to place an addition at a later time. With the setback required, he would not have the room needed for an addition. There is a steep slope from the property next door that faces Muhlenberg Avenue. Mr. Maguire offered that his plan is to have a garage with a bonus room and to build a house in front of the garage.

The Board asked Mr. Sizer questions concerning the Township Zoning Ordinance. Mr. Shatto asked about the slope in the back of the lot. Mr. Maguire replied that the slope is about 7 feet. Mrs. Glossner offered that she does not see a hardship in the matter as the building could be placed anywhere on the lot. Ms. Glossner asked the Zoning Officer if he could see any help for Mr. Maguire. Mr. Sizer offered that he was not sure he would need an additional variance as he does not know the measurements of the future building. A discussion on the proposed building commenced.

Mr. Shatto asked the Secretary questions regarding the advertisement and posting of the property.

The ZHB recessed from 7:39 until 7:42p.m.

Upon a Foster/Clark motion, the ZHB voted unanimously to deny the variance as requested.

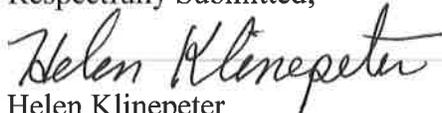
After discussion, and upon a Foster/Watts motion, the ZHB voted unanimously to close the hearing at 7:55 p.m.

Ms. Glossner explained to Mr. Maguire the reasoning behind the motion.

**MINUTES** Upon a Watts/Clark motion, the ZHB voted unanimously to approve the ZHB minutes of September 9, 2015.

Upon the completion of all business, and upon a Watts/Clark motion, the ZHB voted by unanimously to adjourn the ZHB meeting at 8:00 p.m.

Respectfully Submitted;



Helen Klinepeter  
ZHB Secretary