

APPROVED

**SPRINGETTSBURY TOWNSHIP  
ZONING HEARING BOARD  
SEPTEMBER 7, 2017**

**MEMBERS IN**

**ATTENDANCE:** Dale Achenbach, Chairman  
Sande Cunningham  
David Seiler

**ALSO IN**

**ATTENDANCE:** Jessica Fieldhouse, Director of Community Development  
Raphael Caloia, Assistant Planner  
Gavin Markey, Solicitor  
Jean Abrecht, Stenographer

**NOT PRESENT:** John Schmitt

**1. CALL TO ORDER:**

**A. Pledge of Allegiance**

Chairman Achenbach called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance. He introduced the members of the Board.

**2. ACTION ON THE MINUTES**

**A. AUGUST 3, 2017**

**MOTION MADE BY MS. CUNNINGHAM TO APPROVE THE MINUTES OF AUGUST 3, 2017, AS AMENDED. MR. SEILER SECONDED. MOTION UNANIMOUSLY PASSED.**

Chairman Achenbach asked Ms. Fieldhouse if the case was properly advertised. She responded that notifications had been made.

**3. OLD BUSINESS**

It was noted that T-Mobile Northeast is requesting a continuance of their case to the October meeting. Attorney Markey indicated he discussed this with Ms. Fieldhouse and there is no objection to allowing a continuance. It was noted there was no public comment at this time.

**MR. SEILER MOVED FOR THE CONTINUANCE. SECONDED BY MS. CUNNINGHAM. MOTION UNANIMOUSLY PASSED.**

Attorney Markey recommended for consistency purposes future requests for continuances should be accomplished by motion.

**4. NEW BUSINESS**

**A. Case ZHB-09-2017 771 S. Royal Street**

All witnesses were sworn in.

Stephen Bratton

Ms. Fieldhouse indicated the property owner at 771 S. Royal Street, Mr. Bratton, submitted a variance to S.326-142. A. – Shed and Greenhouse in Accessory Regulations, to allow a shed to be placed in their front yard on a corner lot. She pointed out the zoning ordinance requires all sheds and greenhouses 150 sq. ft. or less, be placed to the rear of the dwelling unit, 3 ft. off the rear property line and 10 ft. off the side property line. As shown in the briefing, Mr. Bratton’s home is located in the middle of a corner lot off of Ninth Avenue and South Royal Avenue. The home is situated such that the owner has only 10 ft. off the rear property line. The variance is to allow him to place the shed in a side yard off Ninth Avenue with the appropriate setbacks of three ft. off the rear property line and 10 ft. off the side.

Mr. Bratton confirmed there is approximately 10 ft. between his property and the neighbor’s property, resulting in no room to place a shed. Consequently, the shed would need to be placed on the Ninth Street side which is more or less a side yard. It would be on the side of his existing garage. Mr. Bratton stated the size of the shed is 10 x 15. The height is 8 ft. The shed will be within the requirements of the ordinance. He noted there is a buffer between his property and the neighbor so the shed would be hidden from view.

Chairman Achenbach asked if there was anyone in attendance who wished to speak for or against the applicant.

Attorney Markey indicated he had no objections to the application as presented.

**MR. SEILER MOVED IN THE CASE OF ZHB-17-09 TO ALLOW A VARIANCE TO S325-142. A. TO ALLOW A 150 SQ. FT. SHED TO BE PLACED IN THE SIDE YARD OF THE PROPERTY LOCATED ON 771 S. ROYAL STREET. SECONDED BY MS. CUNNINGHAM. MOTION UNANIMOUSLY PASSED.**

**7. ADJOURNMENT**

**CHAIRMAN ACHENBACH ADJOURNED THE MEETING AT 6:15 P.M.**

Respectfully submitted,

Secretary

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