

APPROVED

**SPRINGETTSBURY TOWNSHIP  
ZONING HEARING BOARD  
MARCH 1, 2018**

**MEMBERS IN**

**ATTENDANCE:** Dale Achenbach, Chairman (late arrival)  
John Schmitt  
Sande Cunningham  
David Seiler  
Chris Shuttlesworth

**ALSO IN**

**ATTENDANCE:** Jessica Fieldhouse, Director of Community Development  
John Elliott, Solicitor  
Sue Sipe, Stenographer

**1. CALL TO ORDER:**

**A. Pledge of Allegiance**

Vice Chairman Seiler 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. FEBRUARY 12, 2018**

**MOTION MADE BY MR. SCHMITT TO APPROVE THE MINUTES OF FEBRUARY 12, 2018 AS PRESENTED. MR. SHUTTLESWORTH SECONDED. MOTION UNANIMOUSLY PASSED.**

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

**3. OLD BUSINESS - None**

**4. NEW BUSINESS**

**A. Case ZHB-18-03; 660 Marlow Drive**

All witnesses were sworn in.

Adam Updegraff

Paul Haid

Joe Nardo

Ms. Fieldhouse stated the owners Mr. Updegraff and Mr. Haid submitted an application for the property at 660 Marlow Drive, for a variance to S325-139 of the Township Zoning Ordinance. They are looking to vary the required rear and side yard setbacks of 10 feet and 15 feet in order to allow the construction of a patio extension which will encroach within the side yard setback by 12 feet and the rear setback by 3 feet. She noted Township staff has provided a detailed review. These are variances being requested in conjunction with a backyard home improvement project. The amenities in the back yard include a pool

and the existing patio has deteriorated to a point where they want to revamp the patio and put in additional amenities. The existing pool was constructed against the current side yard setback and to implement the improvement project they will need the requested rear and side yard encroachments. She noted they have their neighbors to the rear and there is a wooded area. Staff considers this to be a dimensional variance to the rear and side yard setbacks and had no concerns with the request.

Mr. Haid indicated they had a letter from their neighbors to the west, Robert Bowen at 650 Marlow Drive who indicated they were in support. (Marked as Applicant's Exhibit #1).

Mr. Haid pointed out on the plan the outside area noting the expansion and the area inside which is the existing patio. Mr. Haid provided photos illustrating the slope of the land as well as photos of the current patio. He pointed out the retaining wall will be replaced in order to expand and utilize the space. He noted the addition will be less than 150 sq. ft.

Ms. Fieldhouse noted the neighboring properties are the larger lots which are already established making it unlikely that additional expansion would occur.

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

Attorney Elliott stated since this is a dimensional variance there is a lesser standard for variances so in addition to taking other factors into consideration such as negligible impact, the variance would be justified.

**MR. SCHMITT MOVED IN THE CASE OF ZHB-15-03 FOR PAUL HAID AND ADAM UPDEGRAFF TO GRANT THE VARIANCE FOR S.325-139 FOR A 7 FOOT REAR YARD SETBACK AND 3 FOOT SETBACK ON THE SIDE. SECONDED BY MR. SHUTTLESWORTH. MOTION UNANIMOUSLY PASSED.**

## **5. ADJOURNMENT**

**VICE CHAIRMAN SEILER ADJOURNED THE MEETING AT 6:20 P.M.**

Respectfully submitted,

Secretary

/ses