

DALLAS TOWNSHIP
ZONING HEARING BOARD
NOVEMBER 18, 2019
****MINUTES****

The Dallas Township Zoning Hearing Board held their monthly meeting on Monday, November 18, 2019 at 6:30 pm at the Municipal Building, 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania.

PRESENT: Chairman; Robert Bayer, members; Mary Rodriguez and Mary Barbara Gilligan, Zoning Officer; Carl M. Alber, Solicitor; Donald G. Karpowich, Secretary; Tammy Miller, Court Stenographer; Diane Harding, and Interested Parties.

MINUTES and TREASURER'S REPORT

Chairman, R. Bayer opened the November meeting followed by the pledge of allegiance. Motion made by M.B. Gilligan to approve the minutes and treasurer's report from October 21, 2019 meeting, seconded by M. Rodriguez. MOTION CARRIED.

Solicitor Karpowich asked if the case was properly advertised and posted, and if the contiguous property owners had been notified. Zoning Officer, C. Alber replied, that they were.

FIRM FOUNDATION BUILDERS, LLC, 5583 SR 309 Hwy, Monroe Twp., PA, is requesting the following Variances for the subject development located at 217 Parrish St, Dallas, PA. The property is zoned PRD. It does not meet the permitted uses of a PRD as required by the Dallas Township Zoning Ordinance.

Chris Sespico from JHA Companies, representing on behalf of Firm Foundation Builders, LLC – (Al Shaver). They are requesting five (5) Variances for the Townhouse project on Parrish Street. There will be two (2) separate buildings with six (6) town home units being constructed.

Variances to allow:

- A. Minimum tract area required – 25 acres. Provided are 1.83 acres.
- B. Minimum Distance required between bldgs. is 30 ft., Provided is 14.8 ft.
- C. Yard Setbacks – Front yard setback of 40 feet is provided, where 50 feet is required and 23 feet are provided for side yard setbacks (left and right) where 50 feet are required.
- D. Max bldg. Height Allowed – 2.5 stories or 45 ft, 3 stories and 31 ft high provided
- E. Residential Density – 1 unit per 25,000 sq ft required, 1 unit per 13,286 square feet is provided.

Solicitor, Karpowich stated the exhibits from tonight's meeting are as follows:

- 1) Zoning Permit Application – M-1
- 2) Zoning Appeal Application – M-2,
- 3) Letters sent to the applicant and adjoining property owners, dated October 29, 2019 - M-3,
- 4) Proof of Publication on two consecutive dates: November 4th & November 11, 2019 - M-4
- 5) Deed – M-5
- 6) Plan – A-1, the applicant's representative (Christopher Sespico) in reference to tonight's hearing.

The Board entered into Executive Session at 7:30pm.

The Board meeting resumed at 7:38pm.

M.B. Gilligan made a motion to deny the request for all five (5) variances; for it did not meet the criteria set forth under 1509.2, seconded by M. Rodriguez. MOTION CARRIED.

ADJOURNMENT

Motion by M.B. Gilligan to adjourn the meeting, seconded by M. Rodriguez. MOTION CARRIED.
The Meeting adjourned at 7:40pm.

Respectfully submitted,

**Tammy L. Miller,
Secretary/Treasurer**