

**DALLAS TOWNSHIP
ZONING HEARING BOARD
FEBRUARY 17, 2020
MINUTES**

The Dallas Township Zoning Hearing Board held their monthly meeting on Monday, February 17, 2020 at 6:30 pm at the Municipal Building, 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania.

PRESENT: Robert Bayer, Chairman; Mary Rodriguez and Mary Barbara Gilligan, members; Carl M. Alber, Zoning Officer; Donald G. Karpowich, Solicitor; Tammy Miller, Secretary; Court Stenographer; Samantha Brewer from Sargant's, and Interested Parties.

MINUTES and TREASURER'S REPORT

Chairman, R. Bayer opened the February meeting followed by the pledge of allegiance. Motion made by M.B. Gilligan to approve the minutes from November 18, 2019 meeting and treasurer's report from November and December, 2019 and January, 2020 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, they were.

Israel Tlatenchi, 62 Gypsy Lane, Dallas, PA is seeking a variance pursuant to Section 512 for front yard setback of 23', to construct an addition onto the principal structure, for it does not meet the required 40' front yard setback of the Dallas Township Zoning Ordinance. Property is located at 158 Harris St., Dallas PA and zoned "S-1".

Israel Tlatenchi and Scott Stanley were both sworn in.

Israel Tlatenchi stated he would like to add a 2-story addition for a single-family dwelling. Chairman, Bayer asked Tlatenchi if he is doing an overhaul on the whole structure. He replied yes, the whole interior and exterior of the home will receive an over-haul.

Chairman, Bayer asked Zoning Officer, Alber if Tlatenchi is good on everything except the front yard setback, correct? Alber replied, "yes." Solicitor, Karpowich asked Alber if the applicant submitted deeds. Alber replied yes, but didn't have them with him. Karpowich asked Tlatenchi if the property was surveyed. Tlatenchi replied no, but he marked and measured the property himself by using the map from Luzerne County. Karpowich stated they are not necessarily accurate. How do you know the addition is going to be seventeen (17) ft. from the road? Karpowich asked Zoning Officer Alber if he was at the property. Alber said he was and measured the edge of the addition to the roadway and it is seventeen (17) ft. from the roadway. The property is on an angle on Harris Street. Alber stated he does meet the side yard setbacks with the addition and the rear setback as well. Karpowich stated the sketch should show the entire property in its exact size and for Alber to make sure with the deeds that it all matches.

Board Members had no questions at this time.

Scott Stanley, of 150 Harris St. Dallas, PA stated he is not opposing this, but has an adjoining property; his concerns are in regards to the water run-off in the back of the said property. He said it is like a swamp back there and wants to make sure no more water run-off will be created from the construction work being done to this home. Karpowich stated during construction, Mr. Tlatenchi will have to come and get a storm water permit application.

Motion was made by Ms. Gilligan, seconded by Ms. Rodriguez and unanimously carried to approve the application for a 23 foot variance to construct an addition to a residential dwelling unit of 17 feet from the front yard property line where 40 feet is required **CONDITIONED** upon submitting a fully completed Zoning Permit Application with the Zoning Department and a plan drawn to scale, including all the required information as required by the Zoning Ordinance under Section 1302.2 of the Dallas Township Zoning Ordinance.

ADJOURNMENT

Motion was made by Ms. Gilligan seconded by Ms. Rodriguez to adjourn the meeting. Motion Carried. The Meeting adjourned at 6:55 pm.

Respectfully submitted,

Tammy L. Miller

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