

DALLAS TOWNSHIP
ZONING HEARING BOARD

MONDAY, AUGUST 15, 2022

** AGENDA **

Call to Order

Pledge of Allegiance

Roll Call

Approval of Zoning Hearing Board Minutes from July 18, 2022 Meeting.

Approval of ZHB Treasurer's Reports from July, 2022.

Business before the Board:

1. **HSC Dallas, LLC** – is seeking a variance under Section 313.2 of the zoning ordinance to construct a fence sixteen (16) feet in height, where the height shall not exceed eight (8) feet in height. Property is located at 2955 Tunkhannock Hwy., (SR-309) & Upper Demunds Rd Dallas, Pa in a B-2 zoning district.
2. **Bruce Nutaitis** – is seeking a variance under Section 313.1(a) of the zoning ordinance to erect a fence six (6) feet in height in the front yard, where the maximum of only four (4) feet in height is permitted in an R-1 zoning district. Property is located at 112 Country Club Road Dallas, Pa 18612.
3. **Northeast SMSA Limited Partnership d/b/a Verizon Wireless** - seeks variances pursuant to Sections 507, 802.11 (B)(2) and 802.11 (B)(6) of the Ordinance to construct a new communications facility at 281 Overbrook Road, Dallas, Pa. 18612. Specifically, Verizon Wireless requests: (i) a variance from Section 507 of the Ordinance to construct a 150' monopole having an overall height of 155' with attached 5' lightning rod and associated improvements and equipment in the S-1 zoning district; (ii) a variance from Section 802.11 (B)(2) of the Ordinance to allow the foundation of the communications tower to be setback 54' from the Northwestern property line (232.5' required; 54' proposed); and a variance from Section 802.11 (B)(6) of the Ordinance to waive the requirement of FAA obstruction lighting.

Motion to Adjourn