

**LOWER MACUNGIE TOWNSHIP**  
**ZONING HEARING BOARD MINUTES**

March 23, 2021

The March 23, 2021 Zoning Hearing Board Meeting was called to order at 6:00 p.m. by Mr. Scott Aquila. Members present were Charles Ervin, William Royer, William Smith and Jared Hanna. Also in attendance were Carl L. Best, Zoning Officer, Vincent Tranguch, Codes and Mark Malkames, Solicitor. The hearing was held at the Lower Macungie Township Municipal Building, 3400 Brookside Road, Macungie, PA. 18062.

On a motion by Mr. Ervin and a unanimous vote, the invoice for The Malkames Law Office was approved.

On a motion by Mr. Ervin and a unanimous vote, the February 23<sup>rd</sup>, 2021 minutes were approved.

**Appeals to the Zoning Hearing Board:**

Mr. Best is sworn in and testifies that he is the Zoning Officer for Lower Macungie Township and that the following Appeals were properly advertised, that adjoining property owners were notified and that the properties were posted and a record is on file.

Mr. Aquila makes an announcement that Appeal No. 05-2021 has been withdrawn. Attorney Malkames recommends that the Board vote to accept the withdraw request. ‘

On a motion by Mr. Ervin and a unanimous vote, the request to withdraw Appeal No. 05-2021 is approved.

**Appeal No. 02-2021 of Jacob and Kara Bellis 6338 Larch Circle Macungie, PA. 18106.**

Mr. Best stated that the applicants were before the Board several months ago requesting a Variance to allow an increase to the impervious lot coverage for the proposed inground swimming pool. The applicants are here this evening requesting a setback Variance for the proposed paver patio. The required setback is ten (10) feet. The applicants are requesting an eight (8) foot Variance and be allowed to construct the patio two (2) feet from the property line. Also, Mr. Best stated that he included the impervious lot coverage in their Variance request due to the type of pavers used in the patio construction.

Mrs. Bellis is sworn in and stated that she is here this evening requesting Variance to allow the patio to be built up to two (2) feet of the property line. She is unsure if the square footage would be 250 to 350 square feet. The reason she is unsure is because the pool has not been constructed yet. Mrs. Bellis submits four (4) photos as exhibits. There are no neighbors behind their property. Ms. Bellis contacted both neighbors and they stated they had no issues. Mrs. Bellis stated that they will be using a type of

patio paver (Techo Block) that allows water to permeate into the block and into the ground. The patio would be constructed up to the fence which is two (2) feet from the property line.

Mr. Aquila is concerned about flooding onto the neighbor's property. Mrs. Bellis stated that they have lived there for over six (6) years and the property has never flooded. Also, the property slopes away from their home, to the south. Weis Markets abuts their property. Mrs. Bellis stated that the Township Engineer approved their pool and grading plan several months ago.

Mr. Best stated that their last Appeal request, the Board granted a Variance to increase the impervious lot coverage from 30% to 34% percent. With the additional patio they are proposing this evening, they would be an additional 2.6% which would take them to a total of 36.7% percent. This would be based on whether the Township accepts the Techo Block as pervious for the proposed patio.

Mrs. Bellis stated that she would supply Mr. Best copies of the manufactures specs on the Techo Block when she applies for a building permit for the patio.

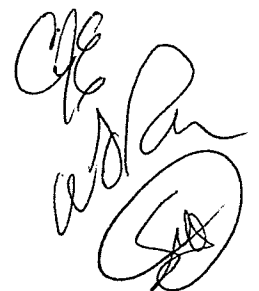
There were no interested parties or objectors in this Appeal.

On a motion by Mr. Ervin, second by Mr. Royer and a unanimous vote, the applicants request for a Variance is granted by a 3-0 vote.

On a motion by Mr. Ervin, and a unanimous vote, the meeting was adjourned.

***The minutes are only a summary of the meeting. The official transcript should be consulted for completeness and accuracy.***

Respectfully submitted; Carl L. Best, Zoning Officer

A handwritten signature in black ink, appearing to read 'Carl L. Best', with a circular stamp or mark below it.