HANOVER TOWNSHIP ZONING HEARING BOARD

OF NORTHAMPTON COUNTY, PENNSYLVANIA

FINDINGS OF FACT AND CONCLUSIONS OF LAW
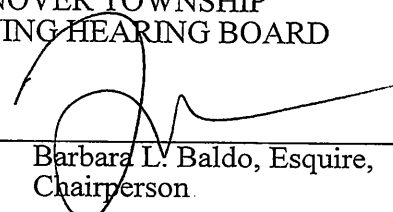
Application of	:	Michael Smyth, Jr. & Carol Smyth
Application Dated	:	January 29, 2018
Property	:	4020 Jacksonville Road
Hearing Date	:	March 22, 2018

The Hanover Township Zoning Hearing Board, after conducting a hearing on March 22, 2018, and rendering its oral decision granting the variances from the front yard setback, hereby makes the following findings of fact and conclusions of law in support thereof:

1.   The subject property is located in an R1-S – Single Family Residential Suburban District.

2.   The applicants and owners of the property are Michael Smyth. Jr. and Carol Smyth, both of whom were present to testify on behalf of the application.

3.   Attached to the application was a plot plan designated Sheet C1 and elevations designated A4 and A5, and a layout designated A2 which shows the proposed front porch.

4.   From the site plan it is clear that the current setback of 35 ft. goes right up to the front of the home. Currently there are front steps leading to the front door, but they are excluded from the front yard requirements as per sections of the ordinance.

5.   The applicants indicated that their proposed porch will extend out 7 ft., and therefore they would require relief from the ordinance of a setback of 28 ft. rather than 35 ft.

6.   Mr. Smyth testified that both the properties on either side of him are existing residences which are located closer to the road, and therefore have a lesser front yard than his property, including the proposed front porch.

7.   The Board believes that the grant of a variance in this case will not be detrimental to the public welfare.

WHEREFORE, the Hanover Township Zoning Hearing Board hereby grants the variance from the front yard setback to permit a setback of 28 ft. rather than 35 ft. for the construction of the proposed front porch.

HANOVER TOWNSHIP
ZONING HEARING BOARD

By:_____
     Barbara L. Baldo, Esquire,
     Chairperson

Dated: April 4, 2018