



Community Development Department  
**ZONING HEARING BOARD AGENDA**

**Thursday, September 19, 2019**  
**7: 00 P.M.**

1. Call to Order

2. Pledge of Allegiance

**3. APPEAL #3028**

The Applicant, Daniel Brogan, property located at 19 Rodney Road, requests an extension of time for obtaining a permit under Section 280-144 of the Zoning Code for an additional six (6) month to February 4, 2020.

**4. APPEAL #3045**

The appellant, DJB Properties, 131-133 Garrett Avenue, appealing the Zoning Officer's Enforcement Notice dated June 6, 2019 regarding a structure that exceeds the maximum allowable building height. Appellant requests a variance from Code Ch. 280, Sec. 49.5 and Ch. 280, 49.6.A(2)(a)[1] relating to the manner of measure as well as the maximum height limitation of 30'. Appellant proposes to construct a twin-dwelling which has a maximum height of 36'-9" when measured pursuant to the aforementioned Code Sections.

In the alternative, Appellant requests that the Zoning Hearing Board make a determination that Appellant (i) has acquired a vested right in the permits that were issued by the Township; (ii) has acquired the requested zoning relief through variance by estoppel; (iii) has acquired the requested zoning relief through equitable estoppel; and (iv) has acquired the requested zoning relief through any other legal or equitable principles that are developed during the hearing on this matter. **Continued from the August 29, 2019 meeting.**

**5. APPEAL #3047**

The Applicant, David Hoffman, property located at 767-769 Newtown Road and zoned AC Agricultural Conservation. Applicant requests a special exception under Section 280-101.A(2) to build an addition to the rear of the existing non-conforming two-family dwelling located on the property. Applicant also requests variances from Sections 280-92.A(1) (75' setback from street right of way line) and 280-97.B(4) (accessory buildings in front yard) to allow for the replacement of two accessory garages located in the Newtown Road front yard setback with two new accessory garages that will be located no closer to the road than the existing two-family dwelling or the two existing garages. In addition, to the extent required, applicant requests a variance from Section 280-109.A to allow a wall in excess of 6' in height to be attached to the rear of the two-family dwelling, which wall will be located between the outdoor terrace for each dwelling unit.

**6. APPEAL #3048**

The Applicant, Edward G Babin, property located at 406 Woodland Avenue and zoned R2 Residential. The Applicant is seeking relief from Section 280-22(C) of the Zoning Code pertaining to side yard setbacks. The R2 zoning district requires a 10 foot side yard setback for accessory structures. The Applicant is proposing to re-construct a garage 6'10" from the side property line.

**The next meeting of the ZHB is scheduled for October 17, 2019. Applications for the October 17, 2019 meeting must be submitted on or before September 17, 2019.**