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GEORGE F. COFFIN
1896-1937

GEORGE F. COFFIN, JR.
1928-1986

NAZARETH OFFICE:
BY APPOINTMENT ONLY
LIBERTY AND CENTER STREETS
NAZARETH, PA. 18064

May 8, 2012

Yvonne D. Kutz, Zoning Officer
Hanover Township Municipal Bldg.
3630 Jacksonville Road
Bethlehem, PA 18017

**Re: Hanover Township Zoning Hearing Board –
Hanover Crossing North Community Association**

Dear Yvonne:

Enclosed herewith find a copy of Findings of Fact and Conclusions of Law in the above matter, along with a copy of the cover letter enclosing the same.

Very truly yours,



Theodore R. Lewis, Esquire

TRL/bn
Enclosures

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May 8, 2012


Scott R. Lipson, Esquire
Norris McLaughlin & Marcus, P.A.
The Paragon Centre, Suite 300
1611 Pond Road
Allentown, PA 18104-2258

**Re: *Hanover Township Zoning Hearing Board –
Hanover Crossing North Community Association***

Dear Attorney Lipson:

Enclosed herewith please find a true and correct copy of the Findings of Fact and Conclusions of Law of the Hanover Township Zoning Hearing Board that I am sending to you as attorney for the petitioner in the above matter.

Very truly yours,



Theodore R. Lewis, Esquire

TRL/bn
Enclosure

cc: Yvonne D. Kutz, Zoning Officer

HANOVER TOWNSHIP ZONING HEARING BOARD

OF NORTHAMPTON COUNTY, PENNSYLVANIA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Re : Hanover Crossing North
Community Association
Dated : March 20, 2012
Property : Monocacy Drive

The Hanover Township Zoning Hearing Board, after conducting a hearing on Thursday, April 26, 2012, and rendering its oral decision granting the requested sign, subject to the conditions as hereinafter set forth, hereby makes the following findings of fact and conclusions of law in support thereof:

1. The subject property is a tract of land located at the intersection of Harriet Lane and Hanoverville Road and known as Tax Parcel I.D. # L6-15-10-1.
2. The subject tract is 5.1848 acres and is owned by the applicant, Hanover Crossing North Community Association.
3. The applicant desires to construct a sign identifying the subdivision at the location as depicted on the plan drawn by Bascom & Sieger, Inc. titled Zoning Plan with a date of December 13, 2011, revised December 22, 2011, which plan accompanied the petition of the applicant and was also marked as Exhibit 1 at the hearing.
4. The proposed sign is intended to be very similar to the sign which is located across the road, a picture of which accompanied the application as Exhibit "B" and was marked at the hearing before the Zoning Board as Exhibit 2.
5. The applicant was represented at the hearing by its attorney, Scott R. Lipson. Also appearing at the hearing was Attorney Lisa Pereira from the Township Solicitor's Office, along with James Milot of the Township Engineer's Office.
6. The primary witnesses for the applicant were Chris Cirillo, Vice President of the Association and Robert Bem, President of the Association.
7. Mr. Bem and Mr. Cirillo testified that they believe that a sign at the entrance to the subdivision known as Hanover Crossing North would aid motorists in traveling on Hanoverville Road in finding addresses within the subdivision. Particularly they noted that Hanoverville Road is a heavily traveled road and traffic often proceeds at a very fast pace.
8. Both witnesses testified that they did not believe that the sign would alter the residential character of the neighborhood. They also indicated that the idea for constructing a sign at this location was overwhelmingly supported by the members of the Association.

9. The sign itself would be brick and stucco and similar in appearance to Exhibit 2.

10. James Milot testified on behalf of Hanover Township Engineering and indicated that there is a storm water pipeline in the vicinity and he believed that it would be important to have at least a 3-5 foot isolation from the foundation of the sign and the storm water pipeline.

11. The Township indicated that otherwise they did not have an objection to the sign as proposed.

12. James Milot also indicated that he measured the dimensions of the sign across the street and believes that the dimensions as set forth in Exhibit 2 as it related to the width of the wings was not entirely accurate. He proposed a total width for the entire sign, including the wings, of 20 feet, which the applicant indicated was acceptable. He also measured the heights of the wings as being 4 feet and 3.5 feet, respectively.

13. The subject property is located in an R1-S – Single Family Residential District. This district only permits temporary signs as per Sect. 185-26.B.(4) of the ordinance. The proposed sign will meet the requirements of the sign ordinance with respect to height and location for free-standing signs.

14. The Board believes that a sign identifying this residential subdivision will not be detrimental to the public welfare or impair the development of adjacent properties. On the contrary, the Board believes that the identification sign will aid in traffic flow in this area.

15. The Board believes, however, that certain conditions should be attached to the grant of this variance as set forth hereinafter.

WHEREFORE, the Hanover Township Zoning Hearing Board hereby adopts the above Findings of Fact and Conclusions of Law in support of its decision granting the variance for the sign similar to the exhibits with the following conditions:

- A. The sign shall only be used for purposes of identification of this subdivision and no advertisement of any kind shall be permitted.
- B. The sign shall be located with at least 5 feet of clearance between the foundation of the sign and the storm water pipeline.
- C. The overall width of the structure, including its wings, shall not exceed 20 feet. The actual signage portion of the sign shall not exceed 34 square feet. The height of the middle portion of the sign shall not exceed 90 inches and its width 122 inches. The shorter of the wings as depicted shall not exceed 3.5 feet in height and the taller shall not exceed 4 feet.

HANOVER TOWNSHIP ZONING HEARING BOARD

By: Paul A. Balla
Paul A. Balla, Chairman

Dated: May 8, 2012

THEODORE R. LEWIS
THOMAS L. WALTERS

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May 7, 2012

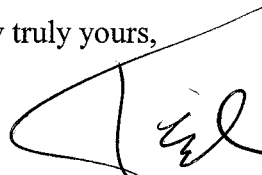
Yvonne D. Kutz, Zoning Officer
Hanover Township Municipal Bldg.
3630 Jacksonville Road
Bethlehem, PA 18017

**Re: Hanover Township Zoning Hearing Board –
Trever & Michelle George**

Dear Yvonne:

Enclosed herewith find a copy of Findings of Fact and Conclusions of Law in the above matter, along with a copy of the cover letter enclosing the same.

Very truly yours,



Theodore R. Lewis, Esquire

TRL/bn
Enclosures

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May 7, 2012

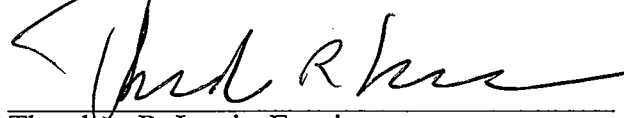
Mr. and Mrs. Trever George
5343 Greenbriar Drive
Bethlehem, PA 18017

**Re: Hanover Township Zoning Hearing Board –
Trever & Michelle George**

Dear Mr. and Mrs. George:

Enclosed herewith please find a true and correct copy of the Findings of Fact and Conclusions of Law of the Hanover Township Zoning Hearing Board concerning your application dated March 6, 2012.

Very truly yours,



Theodore R. Lewis, Esquire

TRL/bn
Enclosure

cc: Yvonne D. Kutz, Zoning Officer

HANOVER TOWNSHIP ZONING HEARING BOARD

OF NORTHAMPTON COUNTY, PENNSYLVANIA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Re : Trever & Michelle George
Dated : March 6, 2012
Property : 5343 Greenbriar Drive

The Hanover Township Zoning Hearing Board, after conducting a hearing on Thursday, April, 26, 2012, and rendering its oral decision granting the variance from the impervious coverage provisions of the ordinance, hereby makes the following findings of fact and conclusions of law in support thereof:

1. The subject property is known as 5343 Greenbriar Drive having an area of 24,684 square feet and being located in an R1-S – Suburban Residential District. The applicants are the owners of the property.

2. The applicants have constructed a pool on the premises. The result is the lot is no longer in compliance with the lot coverage provisions of the ordinance. Therefore, they request a variance permitting in effect 214 square feet of additional lot coverage.

3. Testifying at the hearing were the applicants, Trever and Michelle George. They presented Exhibit A-1 showing the subdivision in general; Exhibit A-2 being a close up of their lot and the neighboring lot to the north; and Exhibit A-3 showing construction of the pool.

4. The applicants indicated that they are the only ones in the area with a side entry garage rather than a front entry garage from the road. This causes the driveway to be larger and have considerably more lot coverage.

5. In addition, the sidewalk leading from the driveway is therefore longer.

6. In addition, the applicants had a shed which they previously located underneath the deck, and therefore it was not counted as part of the lot coverage. They now need to locate the shed in their yard as is indicated in the drawings and exhibits attached to the application.

7. A large portion of the applicants' premises is located within the Special Conservation District.

8. Sect. 185-26.F.(2) provides for a maximum lot coverage in an R1-S District of 33%. Sect. 185-39.B.(3)(c) provides that the maximum lot coverage requirement is reduced by 60% if more than 25% of the total lot area is situated in a Special Conservation District.

9. Therefore, the maximum lot coverage requirement for this lot is 19.8%.

10. The applicants, however, submit that in their opinion none of the purposes for reducing the lot coverage as a result of the Special Conservation District will be in any way compromised by the grant of this variance.

11. The applicants also assert that the open space on the lot is more than adequate.

12. The applicants indicated they could meet the requirements by reducing the asphalt portion of their driveway but they believe that that would cramp the turning around of vehicles within the driveway area.

13. The Board believes that the grant of a variance in this case would not be detrimental to the public welfare or impair the development of adjacent properties, and very importantly would not defeat or impede the intended purposes of reducing the lot coverage as a result of the lot being in a Special Conservation District.

WHEREFORE, the Hanover Township Zoning Hearing Board hereby adopts the above Findings of Fact and Conclusions of Law in support of its decision granting the variance from the maximum lot coverage provisions of the ordinance as requested in the petition.

HANOVER TOWNSHIP ZONING HEARING BOARD

By: 
Paul A. Balla, Chairman

Dated: May 7, 2012