

HANOVER TOWNSHIP ZONING HEARING BOARD
OF NORTHAMPTON COUNTY, PENNSYLVANIA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Application of : Gordon and Jennifer Moll
Application Dated : July 20, 2017
Property : 4545 Lenox Drive

The Hanover Township Zoning Hearing Board, after conducting a hearing on Thursday, August 24, 2017, and rendering its oral decision granting the variance from the lot coverage provisions of the ordinance as set forth below, hereby makes the following findings of fact and conclusions of law in support thereof:

1. The subject property is located at 4545 Lenox Drive in an R1-S – Single Family Residential Suburban District.
2. The petition was brought by Gordon and Jennifer Moll, the owners of the premises. The petition was accompanied by calculations with respect to existing land coverage and proposed land coverage, as well as a Site Plan. Thereafter revised calculations were submitted.
3. The petitioner, Jennifer Moll, testified concerning these calculations. She indicated that pursuant to the provisions of the ordinance the maximum lot coverage would be 6,367.13 sq. ft. She indicated that the difference between the first set of calculations and the second calculations was that they decided to move the proposed addition further front on the lot, thereby using some of the existing macadam driveway. The result of this move was to reduce the amount of square feet over the maximum amount from 431.87 sq. ft. to 171.87 sq. ft.
4. She indicated further that an additional 80 ft. of the driveway will be converted to plantings, reducing the lot coverage as calculated under the ordinance by 80 ft. Therefore, this brings down the amount of coverage over the maximum permitted under the ordinance to 91.87 sq. ft.
5. She testified that the purpose of the proposed addition was for her mother and father to be able to live with them.
6. During the course of the hearing Jennifer Moll introduced into the record a letter dated August 18 from neighbors, George and Mary Lioudis, indicating that they were not opposed to the addition. This was marked Exhibit A-1.
7. She also introduced a letter from Frank and Marie Frey dated August 23, 2017, and marked Exhibit A-2 at the hearing, indicating that they were not opposed to the proposed addition.

8. She also testified that she had conversations with a neighbors on the west side of her property, being the side on which the addition is proposed, who indicated that they were not in opposition to the addition.

9. Frank Alexander, President of Anthony Builders, Inc., also testified concerning the figures. He noted that the provisions of the Hanover Township Zoning Ordinance required that the pool also be figured in to lot coverage, and in this case the pool was 400 sq. ft.

10. David Fehnel also testified indicating he was the father of Jennifer Moll and that he and his wife felt that living in this addition was the best thing for them now given their existing medical conditions.

11. The Board believes that the proposed addition will not be detrimental to the public welfare and is agreeable to grant the variance to exceed the maximum allowable coverage up 95 sq. ft.

12. The Board made it clear that it was not granting the variance for a separate unit, and that the grant of the right to build this addition should in no way be considered a basis for a hardship in the future for allowing two units on this property which the applicants indicated they understood.

WHEREFORE, the Hanover Township Zoning Hearing Board hereby adopts the above Findings of Fact and grants the variance from the maximum lot coverage to permit additional coverage over and above that permitted of 95 sq. ft. in order to permit the proposed addition as depicted on the plans.

HANOVER TOWNSHIP
ZONING HEARING BOARD

By: Joan Rosenthal
Joan Rosenthal, Acting Chairperson

Dated: Sept. 5, 2017