

HANOVER TOWNSHIP ZONING HEARING BOARD

OF NORTHAMPTON COUNTY, PENNSYLVANIA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Application of : Hanover Pointe Homeowners Assoc.
Application Dated : April 4, 2017
Property : Corner of Blair Road & Jacksonville Road

The Hanover Township Zoning Hearing Board, after conducting a hearing on Thursday, May 25, 2017, and rendering its oral decision granting the requested sign, hereby makes the following findings of fact and conclusions of law in support thereof:

1. The subject property is part of the common areas owned by the Hanover Pointe Homeowners Association at the corner of Blair Road and Jacksonville Road in an R1-S – Suburban Residential District.
2. The applicant desires to construct a sign identifying the subdivision at the location as depicted on the tax map and the aerial map attached to the application.
3. A depiction of the sign and its dimensions is also attached to the application.
4. The sole witness for the applicant was Raymond Carr, of B.C. Property Management at 350 S. Main Street, Suite 211, Doylestown, PA.
5. No one was present to indicate that they were opposed to the application.
6. The subject property is located in an R1-S – Single Family Residential District. This district only permits temporary signs as per Section 185.26 B(4) of the ordinance.
7. In addition, the proposed sign is larger than the maximum 30 square feet permitted under the ordinance.
8. The Board notes that it has received and approved in the past requests for signs to identify a particular subdivision. While the Board must take each such application on an individual basis, it concludes that in the present matter the proposed sign identifying the residential subdivision will not be detrimental to the public welfare or impair development of adjacent properties. It therefore believes that a variance permitting this sign is appropriate.

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 proposed sign of the type and dimensions as depicted in the application.

HANOVER TOWNSHIP
ZONING HEARING BOARD

By: Joan Rosenthal
Joan Rosenthal,
Acting Chairperson

Dated: June 7, 2017