

HANOVER TOWNSHIP ZONING HEARING BOARD
OF NORTHAMPTON COUNTY, PENNSYLVANIA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Application of: : Emil and Tina Giordano
Application dated : August 21, 2021
Property : 4380 Loraine Lane

The Hanover Township Zoning Hearing Board after conducting a hearing on Thursday, October 28, 2021, on the petition of Emil and Tina Giordano, and after granting the Petitioners requested variances subject to the condition as set forth hereinafter, hereby makes the following Findings of Fact and Conclusions of Law in support thereof:

1. The subject property has an address of 4380 Loraine Lane and is located in an R1-U Single-Family Residential Urban Zoning District. Located on the property is a single-family detached dwelling together with existing pool and concrete patio.
2. The Petitioners desire to construct a proposed addition to the patio with permeable pavers and sand for the location of a portable propane powered firepit.
3. Petitioners presented at the hearing Exhibit A1 being a photo of the portable firepit and Exhibit A2 being an enlarged sketch plan of the lot in question dated August 17, 2021, by John A. Cook, Professional Land Surveyor.
4. The proposed patio pavers will be located within the required front yard. In that regard, it is noted that the property is an irregularly shaped corner lot and therefore has two front yards, both on Loraine Lane and Ashley Lane, making compliance with the setbacks as set forth in the Ordinance more difficult than in a typical rectangular or square lot not situated on a corner. The Zoning Hearing Board also notes that there are existing encroachments into that yard, including a shed.
5. The construction of the addition to the patio will cause the total lot coverage to be thirty-five percent (35%), exceeding the maximum permitted lot coverage of thirty-three percent (33%). Again, it is noted by the Zoning Hearing Board that the lot is already in excess of the maximum lot coverage requirements, and that this additional area of one hundred seventy-five (175) square feet, represents less than one percent (1%) of the maximum lot coverage.

6. More importantly the Petitioners have testified that there are no existing problems concerning storm water runoff. The Zoning Hearing Board believes that the additional water runoff from the addition to the patio will be de minimus.


7. The additional patio area is also located within the utility easement of fifteen (15) feet. The Zoning Hearing Board believes that this is unlikely to cause a problem and is adequately addressed by the condition to the grant of the variance as set forth hereinafter.

8. Finally, it is noted that no one appeared at the Hearing to object to the Petitioners' requested relief.

WHEREFORE, the Hanover Township Zoning Hearing Board adopts the above Findings of Fact and Conclusion of Law and grants the necessary variances for the construction of the addition to the patio with the permeable patio pavers and sand as per the plans submitted to the Zoning Hearing Board subject to the condition that should it be necessary because of the utility easement the Petitioners agree that it will remove the structures at its cost.

HANOVER TOWNSHIP
ZONING HEARING BOARD

By: _____


Barbara L. Baldo, Esquire,
Chairperson

Dated: Nov. 4, 2021