

**HANOVER TOWNSHIP ZONING HEARING BOARD**  
**OF NORTHAMPTON COUNTY, PENNSYLVANIA**

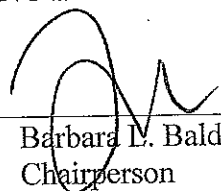
**DECISION**

Application of : Michael B. Story  
Application Received : June 17, 2022  
Property : 4410 Greenfield Road

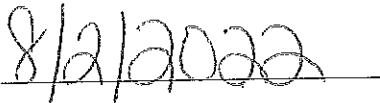
The Hanover Township Zoning Hearing Board after conducting a hearing on Thursday, July 28, 2022, hereby grants a variance from the maximum lot coverage provisions of the ordinance and permits the placement of the firepit within the required rear yard setback as depicted on the plans submitted with the application and as testified to at the hearing.

HANOVER TOWNSHIP  
ZONING HEARING BOARD

By: \_\_\_\_\_

  
Barbara L. Baldo, Esquire,  
Chairperson

Dated: \_\_\_\_\_



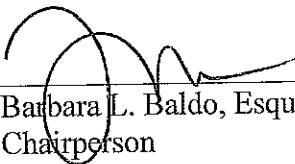
**HANOVER TOWNSHIP ZONING HEARING BOARD**  
**OF NORTHAMPTON COUNTY, PENNSYLVANIA**

**DECISION**

Application of : Abe & Marguerite Georges  
Application Received : June 23, 2022  
Property : 4501 Susan Drive

The Hanover Township Zoning Hearing Board after conducting a hearing on Thursday, July 28, 2022, hereby grants a variance to permit the proposed roof over a portion of the existing deck as depicted on the plans submitted as part of the application and as testified to at the hearing.

HANOVER TOWNSHIP  
ZONING HEARING BOARD

By:   
Barbara L. Baldo, Esquire,  
Chairperson

Dated: 8/2/2022

**HANOVER TOWNSHIP ZONING HEARING BOARD**  
**OF NORTHAMPTON COUNTY, PENNSYLVANIA**

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

Application of : Thomas & Alina Psitos  
Application Dated : June 24, 2022  
Property : 1935 Rosewood Drive

The Hanover Township Zoning Hearing Board after conducting a hearing on Thursday, July 28, 2022, and after rendering its oral decision granting the requested variances, hereby makes the following Findings of Fact and Conclusions of Law in support thereof:

1. The subject property is located at 1935 Rosewood Drive in an R1-S Residential Suburban District, being Lot No. 2 on a certain subdivision plan of the Dewire Estates dated June 10, 2002.
2. The applicants were represented at the hearing by Attorney Mark D. Eastburn, who presented Applicants' Exhibits 1 through 5.
3. In 2005, Alice R. Dewire, et al, presented an application to the Zoning Hearing Board dated May 26, 2005. Following a hearing on June 23, 2005, the Zoning Hearing Board issued its written decision dated July 29, 2005. Applicants' Exhibit 3 presented to the Board at the present hearing, consists of a copy of the 2005 decision which is hereafter referred to as the Dewire Decision.
4. During the course of the Dewire hearing, the Dewire Estates Subdivision Plan consisting of 14 lots was made a part of the record, as well as a landscape plan for the Dewire Estates.
5. The Zoning Hearing Board granted the variances requested in the Dewire application subject to the condition that the "average preservation of woodlands per lot when considering all 14 lots shall not be less than 35%".
6. Numerous applications have been made to the Board concerning this subdivision as follows: Lots 10 and 11 (Dewire), Lot 4 (Kresge and Tsihlis), later revised by (Fazil), Lot 14 (Brong), Lot 5 (Hillpot), Lot 9 (Stuter) and Lot 3 (Kingston).
7. In many of those applications, the Zoning Hearing Board granted approval for woodland preservation on that lot of less than 35%.
8. In the present case, the applicants indicated that the trees occupy approximately 88% of the lot and submit that at the conclusion of building the home and driveway, there will still be 42.61% woodland coverage.

9. In the opinion of the Zoning Hearing Board therefore, the proposed development of Lot No. 2 is in compliance with the woodland preservation sections of the ordinance as modified by the Dewire Decision.

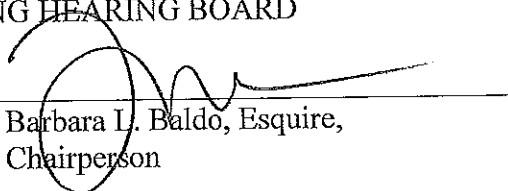
10. The applicant also requested relief from the maximum lot coverage provisions of the Zoning Ordinance. Due to the presence of the woodlands, the maximum lot coverage in this subdivision is reduced from the normal 35% to 22%. In the present case, the applicant desires to build structures which will result in 28.22% coverage.

11. The Zoning Hearing Board believes that the grant of a variance with respect to the coverage will be compatible with the size of other homes in the neighborhood and, therefore, would not be out of character nor detrimental to the public welfare.

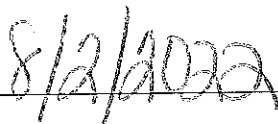
WHEREFORE, the Hanover Township Zoning Hearing Board finds that the proposed application is in compliance with the Dewire Decision as it relates to woodland preservation provisions of the ordinance and hereby grants the variance from the maximum lot coverage provisions of the ordinance to permit the construction of a dwelling and other structures on the premises of up to 28.22% lot coverage.

HANOVER TOWNSHIP  
ZONING HEARING BOARD

By: \_\_\_\_\_

  
Barbara L. Baldo, Esquire,  
Chairperson

Dated: \_\_\_\_\_



**HANOVER TOWNSHIP ZONING HEARING BOARD**  
**OF NORTHAMPTON COUNTY, PENNSYLVANIA**

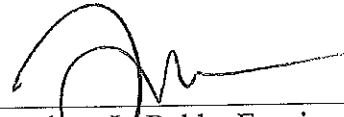
**DECISION**

Application of : Giuseppe & Franca Crisci  
Application Received : June 7, 2022  
Property : 2931 Kenwick Drive

The Hanover Township Zoning Hearing Board after conducting a hearing on Thursday, July 28, 2022, hereby grants a variance to permit the construction of a roof over the existing patio as depicted in the drawings attached to the application and as testified to at the hearing.

HANOVER TOWNSHIP  
ZONING HEARING BOARD

By: \_\_\_\_\_

  
Barbara L. Baldo, Esquire,  
Chairperson

Dated: \_\_\_\_\_

8/2/2022