

**BOROUGH OF CLARKS SUMMIT
304 SOUTH STATE STREET
CLARKS SUMMIT, PENNSYLVANIA 18411**

**ZONING HEARING BOARD
Tuesday, April 10, 2018
7:00 P.M.**

The Board of Zoning Appeals held a duly advertised meeting on Tuesday, April 10, 2018 at 7:00 PM. The Meeting was held in Borough Council Chambers, 2nd Floor, 304 South State Street, Borough of Clarks Summit, County of Lackawanna and Commonwealth of Pennsylvania.

Chair Mr. John Kazista called the meeting to order and recording secretary, Ms. Virginia Kehoe, called the roll.

Present: Mr. John Kazista, Mr. John Jeffrey, Mr. Geoff Brock (arrived at 7:08), Joe Axtell, Solicitor Robert Sheils, Recording Secretary Virginia Kehoe, Code Enforcement Officer Jenn Basalyga.

1. **APPROVAL OF AGENDA:** John Jeffrey made the first motion to approve the agenda, seconded by John Kazista, vote was 2-0.
2. **SWEARING IN OF JOE AXTELL:** Joe Axtell was sworn in.
3. **MINUTES**

JANUARY 9, 2018: John Jeffrey made the first motion to accept the minutes, seconded by John Kazista, vote was 2-0.

4. **NEW BUSINESS:**

2019-01 Request for Variance –
Scranton Neighborhood Housing Services, 316 Summit Avenue, Clarks Summit, PA Ordinance 2002-01 Section 404.3 Part 2 Lessening the required front setback from 30” to 25: Tax id # 09018-050-01300

DATE: 04/10/2018

FROM: Jenn Basalyga
Code Enforcement Officer

TO: Zoning Hearing Board

RE: Scranton Neighborhood Housing Services, Inc.

Owners – Scranton Neighborhood Housing Services, Inc.

Applicant – Same

Location – 316 Summit Avenue

Tax Map # 0901805001300

Zoning District – R2

The hearing was advertised in The Scranton Times on March 28, 2018. All four corners of the property were posted on March 3, 2018.

The applicant is requesting relief through variance of the following Zoning Ordinance:

Ordinance 2002-01 – Section 404.3 Part 2: Lessening the required front setback from 30' to 25' in an R2 Zone.

Scranton Neighborhood Housing Services, Inc. is remodeling the house at 316 Summit Ave. I received a zoning application for a front deck from the builder Nick Brajuka. I was not able to approve the application because the restriction of the 30' front yard setback was not in compliance. As of right now, at the front of the house a stoop exists, approximately measuring 4'x4'. They are asking for the Zoning Hearing Board to grant them a 5 foot front yard variance which would allow them to build a front deck measuring 6x11. This would leave the property with a 25' setback.

Ordinance 2002-01, Section 404.3, Part 2 restricts the front yard setback to 30 feet in an R2 Zone. Lot dimensions for single-family and a two-family dwellings in all districts: Minimum front yard setback is 30 feet.

In conclusion, Scranton Neighborhood Housing Services, Inc is remodeling the house located at 316 Summit Avenue. They are interested in building a 6x11 front porch at that property. The front yard setback requirement is 30'. The proposed deck would require approving a variance in the amount of 5 feet. Scranton Neighborhood Housing Services, Inc. is asking for approval from the Zoning Hearing Board in order to change their setback from 30 feet to 25 feet.

John Kazista stated that on the application the box marked for Special Exception was checked. But this hearing is only for the variance requested.

Jennifer Dougherty was sworn in, she is the Director of Finance and Operations, and the Director of Real Estate for Neighborworks of NEPA. In December of

2017 they purchased 316 Summit Avenue. They own the property now and do intend to sell it. The property now has a front stoop that measures 4 x 4 which is very unsafe. Homes around the property have front porches. They are proposing a 6x11 covered front porch with materials similar to what is in the neighborhood. They presented a letter from a neighbor who is very supportive as their goal is to enhance the neighborhood. Virginia Kehoe was sworn in and stated that they really need 3 to 5 feet, the house is askew. John Jeffrey asked about the roof and how far will it come out. Nick Brajuka, the contractor answered questions. They amended the application to 5 feet. The roof line extends to 6 feet. John Jeffrey asked about the rain gutter. Mr. Brajuka stated that there is a rain gutter that runs down the right side now. The runoff at the base of the driveway will run into a storm drain. There will be no additional paving at the property. John Kazista stated that he believes that they are enhancing the situation. John Jeffrey asked about the electrical box. It was inspected today.

The ZHB went into an executive session

The ZHB returned from an executive session

Solicitor Bob Sheils stated that the application was amended to have the applicant as Scranton Neighborhood Housing Services Incorporated. The variance request is 5 feet from Section 404.3 Part 2 which requires a front setback of 30 feet. The applicant is requesting a 5 foot variance for a setback of 25 feet.

Geoff Brock voted yes, John Jeffrey voted yes, and John Kazista voted yes.

Unanimous approval

5. PUBLIC COMMENT/INPUT:

- 6. ADJOURNMENT:** John Kazista made the first motion, seconded by John Jeffrey, vote was unanimous.