

Zoning Hearing Board

Vacant Lot L9NE2D 5 1  
Vacant Lot L9NE2A 24 3

Appeal 2011-4102  
Appeal 2011-4103

Application 11010052

The Easton Zoning Hearing Board met on June 20, 2011, to hear the appeal of Lafayette College, High Street, Easton PA 18042, for a variance to allow driveway access from a main street, for canopy tree requirements, for buffering tree requirements, and a use variance to establish a 10-space parking lot at TP#L9NE2D 5 1; variance to allow driveway access from a main street, for canopy tree requirements, for buffering tree requirements, for planter area requirements, and a use variance to establish a 32-space parking lot at TP#L9NE2A 24 3.

Present: Mr. Edinger, Mr. Civitella, Mrs. Panto  
Absent: Mr. Brett, Mrs. Starke

The solicitor read the call of the meeting and announced same had been advertised in the local press and notice sent for posting on the property. Sixteen area owners were notified by mail of the hearing date. Witnesses were sworn in.

Attorney Cohen, representing the applicant, stated they wish to proceed with the applications being reviewed as one. The applications were amended to reflect Lot L9NE2D 5 1: – needs driveway access variance; variance for canopy trees, 0 proposed, 6 required; buffering variances no longer needed, confirmed compliance with requirements; use variance. Lot L9NE2A 24 3: needs driveway access variance; variance required for continuous rows of parking stalls without planters (needs 2); variance for canopy trees, 0 proposed, 6 required; buffering tree variances removed from consideration; needs use variance.

Proposing to take two dilapidated tennis courts and turn them into parking for the college. Mary Willford-Hunt, Director of Facilities of Planning and Construction, 9 North Campus Lane Easton PA 18042. Mr. Cohen submitted App. Exh. A-1, the Pierce Street parking lot and overall plan, and A-2 the proposed screening and plantings. The proposed parking lot plan is part of the 2009 facilities master plan. The master plan requires removal of roadways and parking in the main quad, so this new lot will create some replacement parking to be used for facility and staff. A neighbor suggested increasing the size of the evergreens on the northern edge of the lot and the plan now reflects this change. Driveway access will not create traffic safety issues. The plan has been approved by the city engineer and police. Parking on North side of street will be eliminated providing for additional sight view. The East side has 12 continuous spaces without an island but will be buffered from residences adjacent to lot. Illumination will stay on site as much as possible. The plan utilizes lighting that will minimize the amount of light that spills onto adjacent properties – will also be shielded by trees. They have made accommodations for an attractive lot with little or no impact on the neighborhood. The lots will be managed by campus personnel during special events.

Jonathan Ceci, Ayers Saint. Gross, 1040 Hull Street, Suite 100, Baltimore MD 21230, landscape architect, stated the exhibits were prepared by his firm. He explained the lighting features and how shrubs and plantings will help reduce light from spilling onto other properties. He further explained, in detail, access to the lots noting some on street parking spaces will be eliminated to improve visibility for ingress and egress to the lots.

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Attorney Cohen noted the creation of the lots will provide an additional much-needed 42 spaces and will not decrease the number of spaces available.

As there was no other business to come before the Board, the meeting was adjourned.

The Board reviewed the testimony as presented and a motion was made by Mr. Civitella, seconded by Mr. Edinger, to grant the request.

Ayes: Mr. Edinger, Mr. Civitella, Mrs. Panto

Nays:

The motion was approved.

Linda Thomas  
Secretary

Zoning Hearing Board

131 South 13<sup>th</sup> Street

Appeal 2011-4107

Application 11030232

The Easton Zoning Hearing Board met on June 20, 2011, to hear the appeal of JMF Pride Company, 2239 Yost Road, Bath PA 18014, for a minimum lot width and lot area per dwelling unit variance to convert a commercial building to an A-7 three-unit dwelling at 131 S 13<sup>th</sup> St., WW-SC-B.

Present: Mr. Edinger, Mr. Civitella, Mrs. Panto

Absent: Mr. Brett, Mrs. Starke

The secretary read the call of the meeting and announced same had been advertised in the local press and notice sent for posting on the property. Twenty-five area owners were notified by mail of the hearing date. Witnesses were sworn in.

Jason Frack, 2239 Yost Road, Bath PA 18014 and Michael Krosecz, 114 Mulberry Street, Catasauqua, PA , The applicant stated they purchased a vacant warehouse and plan to renovate the entire building to establish three residential units. There is ample off-street parking. The building was formally occupied by Yeager Awning, but has been vacant for several years. If approved, the applicants plan to renovate the entire building, as well as pave the parking lot and install lighting. They have done some façade repairs to secure the building but plan on doing a total façade rehab as part of the renovations. They will create safe, secure, and affordable housing in an already residential neighborhood. They are request three units as the square footage for two units would have been too much, making the units harder to rent. Establishing three units will enable them to keep utilities lower and more affordable. Mr. Frack described possible layouts to make the three units equal in size. Once the required variances and permits are obtained, the conversion should be done in eight to ten weeks.

As there was no other business to come before the Board, the meeting was adjourned.

The Board reviewed the testimony as presented and a motion was made by Mr. Civitella, seconded by Mrs. Panto, to grant the request.

Ayes: Mr. Edinger, Mr. Civitella, Mrs. Panto

Nays: None

The motion was approved.

Linda Thomas  
Secretary

Zoning Hearing Board

673 N 13<sup>th</sup> Street aka 1280 Bushkill Drive

Appeal 2011-4110

Application 11040113

The Easton Zoning Hearing Board met on June 20, 2011, to hear the appeal of Robert Ziegenfuss, 1280 Bushkill Drive, Easton PA 18042 for a special exception to demolish 2 existing repair garages totaling 761 sq ft and build a new 1,338 sq ft repair garage and a 327 sq ft accessory office space at 673 N 13<sup>th</sup> Street aka 1280 Bushkill Drive, RC-SC-B

Present: Mr. Edinger, Mr. Civitella, Mrs. Panto

Absent: Mr. Brett, Mrs. Starke

The secretary read the call of the meeting and announced same had been advertised in the local press and notice sent for posting on the property. Four area owners were notified by mail of the hearing date. Witnesses were sworn in. The secretary then read the resolution of the EPC dated June 1, 2011, in which they recommend granting the request.

Robert Ziegenfuss, 1280 Bushkill Drive Easton PA 18042, Steven Glickman, 24 North 4<sup>th</sup> Street Easton PA 18042. The applicant stated he plans to remove the existing garages and shed and replace them with a four-bay garage that will allow him to not only service vehicles on the lot, but also service his customers' vehicles. The lower end of the property will be the service entrance, which will be resurfaced and have customer parking so as not to interfere with the sales lot. They currently send their cars out for servicing, creating heavier traffic. Being able to do all service work on-site will eliminate additional traffic in a busy intersection.

No objectors appeared.

As there was no other business to come before the Board, the meeting was adjourned.

The Board reviewed the testimony as presented and a motion was made by Mr. Edinger, seconded by Mr. Civitella, to grant the request.

Ayes: Mr. Edinger, Mr. Civitella, Mrs. Panto

Nays: None

The motion was approved.

Linda Thomas  
Secretary