

Zoning Hearing Board

50 S. Delaware Drive

Appeal 2013-4174

Application 12100118

The Easton Zoning Hearing Board met on January 21, 2013, to hear the appeal of the City of Easton for a special exception for a new use in a flood plain to install a temporary dog kennel in an existing space at 50 S. Delaware Drive, an RC-A zoning district.

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

Absent: None

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. No area owners were notified by mail of the hearing date. She then read the resolution of the Easton Planning Commission in which they recommend approval. Witnesses were sworn in.

Mayor Salvatore J. Panto, Jr, 158 Charles Street, representing the City, stated the city has been operating a kennel under a 90-day emergency order. The Center for Animal Health and Welfare can no longer take stray dogs so the city has decided to care for them at a temporary shelter that has four pens that are air-cooled for the summer months, heated for colder months, and has a dog run. The kennels themselves are temporary structures but the City is asking to establish them as a permanent facility. Only the ACO can access the kennels. Pictures of found/stray dogs are posted on the city website to try to find the owners. Most dogs stay at the shelter for seven to ten days with 80% being reclaimed by owners. At this time there is no where else to take the dogs and this arrangement is working well. The facility is state-licensed with storage for food, treats, and grooming materials. The kennels are located above the flood plain, however, there is an evacuation plan in effect in the event of a flood.

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

The Board reviewed the testimony as given and a motion was made by Mr. Brett, seconded by Mr. Civitella, to grant the request with the stipulation the City meet all conditions of the EPC.

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

Nays: None

The motion was approved.

Linda Thomas  
Secretary

Zoning Hearing Board

103 N. 7th Street

Appeal 2013-4176

Application 12110073

The Easton Zoning Hearing Board met on January 21, 2013, to hear the appeal of Eugene Giunta, Jr., 15 Glenfield Court, Easton, PA 18042, for a special exception for a multi-family use and lot width, area per dwelling unit, side yard setback and off street parking variances to convert a mixed use to a multi-family (4 units) at 103 N. 7<sup>th</sup> Street, a WW-C zoning district.

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

Absent: None

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 area owners were notified by mail of the hearing date. She then read the resolution of the Easton Planning commission in which they recommend approval. Witnesses were sworn in.

Attorney Daniel Cohen, representing the applicant, stated Mr. Giunta has owned this property for 60 years. He established and operated a barbershop from 1998 until six or eight months ago. He now wants to return the unit to its original use of an apartment. The structure currently contains three residential units, two occupied presently, and one vacant commercial space. Each tenant has one vehicle and has no difficulty parking. When the barbershop was in operation he had 15 – 20 customers daily who never had difficulty parking. Mr. Giunta is not aware of evening parking problems. He noted properties to the north do not have off-street parking. He does not anticipate difficulty for tenants to park day or night. The unit to be converted is a pre-existing unit. The area variances required are for existing conditions that cannot be changed.

Diane Reynolds, 100 N. 7<sup>th</sup> Street, is opposed to another apartment. She stated there are numerous problems in that area and on 7<sup>th</sup> Street in particular. The previous tenants at 103 had three cars and three motorcycles. Apartments up and down 7<sup>th</sup> Street create parking problems. She has lived in the neighborhood for over 30 years and rarely sees the property owner. Ms. Reynolds does not see a hardship since the business was owner-operated and the unit is not currently generating additional income. She also noted the apartment has already been converted and is occupied.

Cindy Cawley, Zoning Administrator, City of Easton, stated the residential unit, if approved, will have to meet all code and safety requirements prior to being occupied.

Mr. Cohen noted the variances, by definition, are hardships. The owner simply wants to convert to a prior use.

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

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The Board reviewed the testimony as given and a motion was made by Mrs. Starke, seconded by Mr. Civitella, to grant the request with the stipulation the applicant comply with all conditions of the EPC.

Ayes: Mr. Edinger, Mr. Brett, Mr. Civitella, Mrs. Panto, Mrs. Starke  
Nays: None

The motion was approved.

Linda Thomas  
Secretary

Zoning Hearing Board

22-24 Centre Square

Appeal 2013-4175

Application 12100239

The Easton Zoning Hearing Board met on January 21, 2013, to hear the appeal of Martha Oviedo, 5720 Saucon Ridge Road, Coopersburg, PA 18036, for a variance to install two signs in excess of 20 square feet each at 22-24 Centre Square, a DD-SC-B zoning district.

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

Absent: None

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. Eighteen area owners were notified by mail of the hearing date. Witnesses were sworn in.

Ms. Oviedo stated she would like to install two signs, one in front one in the rear (Pine Street). Her proposal has already been approved by the HDC. The dimensions of the signs will be 32 square feet for front sign in front, 29 square feet in rear. She presented App. Exh. A-1 and 2, photos of the front sign and rear sign. The sign in front (Centre Sq.) will be 118" x 39"; the Pine Street sign will be 7' x 4' (28 square feet, not 29 as previously stated nor what appears on the application). She feels larger signs are needed because anything less would be too small to bring attention to the business. There are no signs on the building currently. The rear door has never been used as an entrance so a larger sign will make the business visible in the rear as well take advantage of the Crayola customers entering from and exiting onto Pine Street. A stoop is currently being built for rear access to the business.

Cindy Cawley, Zoning Administrator, City of Easton, noted the original application was for larger signs, but the dimensions were reduced per HDC suggestions.

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

The Board reviewed the testimony as given and a motion was made by Mrs. Panto, seconded by Mrs. Starke, to grant the request with the stipulation the applicant comply with testimony given – the signs shall be 32 square feet in front and no greater than 28 square feet in rear.

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

Nays: None

The motion was approved.

Linda Thomas  
Secretary