

**LOWER MACUNGIE TOWNSHIP**  
**ZONING HEARING BOARD MINUTES**

February 22, 2022

The February 22, 2022 Zoning Hearing Board Meeting was called to order at 6:00 p.m. by Mr. Scott Aquila. Members present were Charles Ervin, Avery Smith and Jared Hanna. Also, in attendance were Carl L. Best, Zoning Officer, Vincent Tranguch, Codes, and Catherine Durso, Solicitor. The hearing was held at the Lower Macungie Township Municipal Campus, 3400 Brookside Road, Macungie, PA. 18062.

On a motion by Mr. Ervin and a unanimous vote, the invoice for Attorney Ron Corkery was approved.

On a motion by Mr. Ervin and a unanimous vote, the invoice for Attorney Catherine Durso was approved.

On a motion by Mr. Ervin and a unanimous vote, the minutes for January 25, 2022 were approved.

On a motion by Mr. Hanna and a unanimous vote, the minutes for February 7, 2022 were approved.

Mr. Best is sworn in and testifies that he is the Zoning Officer for Lower Macungie Township and that the following Appeals were properly advertised, that adjoining property owners were notified and that the properties were posted and a record is on file.

**Appeals to the Zoning Hearing Board:**

**Appeal No. 05-2022** of Mahmoud El Fatah and Barbara Dietsche 7327 Periwinkle Dr. Macungie PA. 18062.

Mrs. Dietsche and Mr. EL Fatah are sworn in. Mrs. Dietsche stated that they would like to add an addition to the existing garage. The proposed addition would make it a three (3) car garage. The setback required is fifteen (15') feet. The applicants are proposing a twelve and a half (12.5') foot setback. The addition would match the existing color scheme of the home. A letter was submitted to the Board from the neighbor adjacent to where the addition would be constructed indicating they have no objection. They were unable to attend the meeting this evening.

Mr. Best explains to the ZHB what the issues are and exactly what Variances the applicant needs and recommends that the Board consider a three (3') foot Variance instead of the two and one half (2.5') as requested in their application. This would accommodate any roof overhang.

There were no objectors or interested parties in this Appeal.

On a motion by Ms. Smith, second by Mr. Ervin and a unanimous vote, the applicants request for a Variance is granted by a 3-0 vote.



**Appeal No. 06-2022** of Michael and Joelle Somishka 5307 Truth Place Allentown PA. 18106.

Mr. and Mrs. Somishka are sworn in. Mr. Somishka stated that they would like to construct a three-season room (addition) to the rear of their home. They need a Variance because they can not meet the rear yard building setbacks and they exceed the maximum building lot coverage. The setback Variance would be four (4') feet. The building lot coverage would require a 2.9% Variance. There is a dwelling behind their home. The property is separated by shrubs and some trees. Stormwater would be directed to an existing swale. The addition will have electric but it will not be heated.

There were no objectors or interested parties in this Appeal.

On a motion by Mr. Ervin, second by Ms. Smith and a unanimous vote, the applicants request for a Variance is granted by a 3-0 vote.

**Appeal No. 07-2022** of Bilma Paladines and Johnnie Bustos 1517 Kennington La. Macungie PA. 18062.

Ms. Bilma Paladines and Mr. Johnnie Bustos are sworn in. Sabastian Carchipulla, son of the applicants is sworn in and stated that they are here this evening because the shed they constructed exceeds the maximum height that is required. (12' ft. Max.) Mr. Bustos stores building material in the shed. He is a private contractor. The shed will not be used as a commercial use, only for storage. Mr. Carchipulla submits a letter from the adjoining neighbor stating that they have no objection to their appeal.

Mr. Best stated that he was at the property with the building inspector and that the shed measures 14'-6" to the peak of the roof. Mr. Best informed the Board that they would need a 2'-6" Variance.

There were no objectors or interested parties in this Appeal.

On a motion by Mr. Aquila second by Ms. Smith and a unanimous vote, the applicants request for a Variance is granted by a 3-0 vote.

There is a brief discussion with the Board on appointing a new solicitor to the ZHB. Mr. Best recommended that the Board consider a special meeting to interview a minimum of three (3) candidates sometime in April. The Board agreed to conduct a special meeting for interviews.

On a motion by Mr. Ervin, and a unanimous vote, the meeting was adjourned.

***The minutes are only a summary of the meeting. The official transcript should be consulted for completeness and accuracy.***

Respectfully submitted; Carl L. Best, Zoning Officer