

**LOWER PAXTON TOWNSHIP  
ZONING HEARING BOARD**

Meeting of October 22, 2009

Members in Attendance

Sara Jane Cate, Vice Chairperson  
David Dowling  
Richard Freeburn  
Gregory Sirb

Also in Attendance

Lori Wissler, Planning & Zoning Officer  
James Turner, Solicitor

**Docket #1271**

Applicant: David G. & Roella K. Winters  
Address: 4917 Virginia Avenue  
Property: 4917 Virginia Avenue  
Interpretation: The minimum front yard setback in the R-2, Medium Density Residential District is 25 feet. Applicant proposes an all-season room within the setback along Rutherford Road.  
Grounds: Section 307.A, of the Lower Paxton Township Zoning Ordinance pertains to this application.  
Fees Paid: October 1, 2009  
Property Posted: October 12, 2009  
Advertisement: Appeared in the Paxton Herald on October 7 & 14, 2009  
The hearing began at 7:02 pm.

Ms. Cate stated it is customary for the Board to enter as exhibits the application and site plans. The applicants had no objection to its doing so.

The following were sworn in: David G. & Roella K. Winters, 4917 Virginia Avenue, Applicants, and Lori Wissler, Planning & Zoning Officer.

Mr. Winters stated that they would like to convert their existing carport into an all-season room. He stated it will improve the look of his home as well as create a lot of visibility with many windows, which they do not have with the small windows in the house. He explained that the carport does not meet the setbacks required from Rutherford Road. It does meet the setback requirements from Virginia Avenue.

Mr. Freeburn asked if the carport will be expanded in size. Mr. Winters stated it will be the same size. Mr. Freeburn asked if the roof will remain the same. Mr. Winters stated that it would remain the same. Mr. Freeburn asked if the new room would be brick. Mr. Winters stated that it will be primarily glass, and whatever is not glass will continue the look of the rest of the house.

Mr. Dowling asked if it would be heated. Mr. Winters stated the room would be heated by at least one vent from the house hot air system, and possibly baseboard heat.

Mr. Dowling asked if the carport is used for a vehicle. Mr. Winters stated it was once, but it is too small. It is mostly used to store a motorcycle and trash cans and other outside items. Those items will be stored in the garage that will be built soon.

Mr. Dowling asked about interior and exterior doors. Mr. Winters stated there will be an exterior door in the location where there is an opening now between the carport and the driveway. The door to the inside will be where the existing door is now. He explained that they are considering removing some of the wall to open it up a little bit, and they are consulting a structural engineer regarding the wall.

Ms. Cate asked about the garage shown on the plan. Mr. Winters stated that the garage is not yet built; construction is scheduled to start on Monday.

Mr. Turner asked about the driveway. Mr. Winters stated they plan to remove most of the driveway and replace it with only a sidewalk. There will be a driveway installed to the new garage. Mr. Turner asked about impervious coverage. Ms. Wissler stated that the R-2 district allows 60%.

There was no comment from the audience.

The Township had no position on the application.

Mr. Freeburn made a motion to grant the application as submitted. Mr. Sirb seconded the motion and a roll call vote followed: Mr. Freeburn-Aye; Mr. Sirb-Aye; Mr. Dowling-Aye; and Ms. Cate-Aye.

The variance was granted.

The hearing ended at 7:09 pm.

Ms. Cate noted that this will be Ms. Wissler's last meeting, because she is retiring from Lower Paxton Township. She commented that she has done a wonderful job over the last 10 years and she has been someone the Board could always count on. She further stated that Ms. Wissler has been very knowledgeable and well prepared for the hearings that have come before the Zoning Hearing Board. Ms. Cate and the Zoning Hearing Board agreed she will be missed.

Respectfully Submitted,

Michelle Hiner  
Recording Secretary