

# EDGMONT TOWNSHIP ZONING HEARING BOARD AGENDA

## APRIL 25, 2023

### 7:00 P.M.

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This meeting will be held live with participation available via Zoom Webinar. Participants wishing to avail themselves of this option must register in advance of the meeting utilizing the following link:

[https://us02web.zoom.us/webinar/register/WN\\_SFufm1dgT9eiJwLYGMYTYg](https://us02web.zoom.us/webinar/register/WN_SFufm1dgT9eiJwLYGMYTYg)

Participants can email [ssharp@edgmont.org](mailto:ssharp@edgmont.org) to submit any questions or public comments in advance of the meeting. Public comment will also be taken real time during the meeting at the designated time by the Chairman. Please visit [www.zoom.us](http://www.zoom.us) to create a free account. We recommend downloading the Zoom App for your smart phone, tablet, or PC for the best user experience.

1. **Open Meeting** Tonight's meeting will either adjourn or continue at 10:00 p.m.
2. **Public Comment** **In the Zoom platform, please use the Q&A function to ask your question**
3. **Meeting Minutes** – Approval of minutes from February 28, 2023
4. **Old Business**

- a. **A. Neal Barkon, Equitable Owner and Jeanne Bay, Owner, 17 Langton Lane (Runnymede Farm lot 95)** - the applicants were granted variances to allow construction of a new house in very steep slopes on April 27, 2021. A grading/stormwater management permit application has been submitted but it has not yet been approved. Mr. Barkon requested and received an extension of the decision in 2022; he is asking for an additional extension until April 27, 2024.
- b. **Sonia M. Hoplamazian, owner, and The Gardens at Wedgewood Inc., petitioner – 1896 Middletown Road** – the applicants were granted relief to build a new structure and add a parking lot on their property in the R-1 Rural Residential/Agricultural zoning district on March 22, 2022. The applicants are currently before the Planning Commission with a land development application. They have built the fence on their property line that was a condition of the decision. They are asking for an extension of the decision retroactive to March 22, 2023.

#### 4. **New Business**

The application for Save Edgmont, et al, for the properties at 1501 and 1515 Middletown Road, has been continued to a date to be determined in October. Due notice will be given in advance of the meeting.

- a. **Peter C. & Julie Beale - 1737 Slitting Mill Road** – The applicants request a variance from §365-154C(2)(c)(3), and to the extent required §365-14B(6), to allow a recreational court to remain closer to the property line than allowed by the Edgmont Code. On June 3, 2021, the applicants were issued a zoning permit to

construct a recreational court over 42 feet from the northwest (side) property line. A subsequent pool permit application showed the recreational court approximately five (5) feet from the property line. The Code requires that sports courts be installed no closer to the side or rear property line than 40 feet. The property is in the R-1 Rural Residential/ Agricultural zoning district.

**6. Adjournment or Continuance**