

Zoning Hearing Board
1210 Northampton Street

Appeal 2011-4135

Application 12-010027

The Easton Zoning Hearing Board met on February 20, 2012, to hear the appeal of Dean and Val Piacentini, 2210 Fourth Street, Bethlehem, PA 18020, for a special exception to establish a retail specialty use (t-shirt screen printing) at 1210 Northampton Street, a WW-SC-B zoning district.

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

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

Dean and Val Piacentini, 2210 Fourth Street, Bethlehem, PA 18020, noted the property owner signed the zoning permit application. They are proposing a screen printing business. They currently have customers in Easton but do the production out of their home. They have a few machines and air brushing equipment. They would like to open the facility to host workshops/events for area residents. All inks that will be used for the public are water-based. Hours of operation will be 12:00 pm to 9:00 pm, Monday through Saturday, closed on Sunday. Mrs. Piacentini will be on site as well as one employee to manage the business. No deliveries will be made on site – shipments will go to their home. The mixed use building will not have first floor residential, no drive-thru, and hours may expand to 10:00 am to 9:00 pm.

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

A motion was made by Mr. Edinger, seconded by Mrs. Starke, to grant the request with the stipulation that all conditions of the EPC be met and hours of operation comply with testimony given.

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

The motion was approved.

Linda Thomas
Secretary

Zoning Hearing Board

46 N. 6th Street

Appeal 2011-4136

Application 11-110130

The Easton Zoning Hearing Board met on February 20, 2012, to hear the appeal of Church Redevelopment Corp, 29 N. 5th Street, Easton, PA 18042, for a lot width and total lot area variance at 46 N. 6th Street, a DD-C zoning district.

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

Absent: Mr. Civitella

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.

Attorney Kevin Santos, 680 Wolfe Avenue, Easton, PA 18042, stated the property was purchased in the early nineties as two dwellings but all part of a single lot. It is currently being used as two single properties, with separate utilities, etc. The corporation wishes to sell 48 N. 6th Street as a single unit, hence the need for the subdivision and requested variances. This property is an attached structure and cannot be enlarged as it is landlocked. Mr. Santos stated he reviewed the EPC conditions and the plans will be amended to comply, upon receiving the required variances from the ZHB.

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

A motion was made by Mr. Brett, seconded by Mrs. Panto, to grant the request with the stipulation that all conditions of the EPC be met.

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

Nays: None

The motion was granted.

Linda Thomas
Secretary

Zoning Hearing Board

48 N. 6th Street

Appeal 2011-4137

Application 11-110195

The Easton Zoning Hearing Board met on February 20, 2012, to hear the appeal of Church Redevelopment Corp, 29 N. 5th Street, Easton, PA 18042, for a lot width and total lot area variance at 48 N. 6th Street, a DD-C zoning district.

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

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.

Kevin Santos, 680 Wolfe Avenue, representing the applicant, stated this appeal is the other half of the previous proposal. The only difference is the lot width and total lot areas vary from the first requests. The property consists of two existing attached dwellings that the corporation wishes to subdivide to be able to sell the end unit.

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

A motion was made by Mr. Brett, seconded by Mrs. Panto, to grant the request with the stipulation that the applicant comply with the EPC conditions.

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

The motion was granted.

Linda Thomas
Secretary