

Zoning Hearing Board

417 Cattell Street

Appeal 2011-4122

Application 11090051

The Easton Zoning Hearing Board met on November 21, 2011, to hear the appeal of Peter Melan, 500 Reeder Street, Easton, PA 18042, for a special exception and off street parking variance to convert the second floor apartment to a commercial use at 417 Cattell Street (CH-SC-C).

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-two (22) area owners were notified by mail of the hearing date. The secretary then read the resolution of the EPC dated November 2, 2011, in which they recommend approval of the proposal. Witnesses were sworn in.

Mr. Melan stated he wants to convert a second floor rear apartment to an office space. His business does not have customer contact, mostly on-line services. There are no employees other than himself; however, his wife may spend a few hours per week at the office. He typically walks to his business as he lives in the neighborhood. He noted the first floor is solely commercial and no drive-thru use is proposed. The business hours are 9:00 am to 5:00 pm. There is no way to establish off-street parking and few of the surrounding businesses have parking.

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

The Board reviewed the testimony as presented and a motion was made by Mrs. Panto, seconded by Mr. Civitella, to grant the request, with the stipulation that all conditions of the EPC be met and if the first floor space should convert to a residential use, the applicant must return to the Board for approval to allow a second floor commercial.

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

Nays: None

The motion was approved.

Linda Thomas
Secretary

Zoning Hearing Board

512 Line Street

Appeal 2011-4123

Application 11080195

The Easton Zoning Hearing Board met on November 21, 2011, to hear the appeal of Sheri Pearson, 512 Line Street, Easton, PA 18042, for a special exception to establish a small day care at 512 Line Street (SS-IO-B).

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-one (21) area owners were notified by mail of the hearing date. The secretary then read the resolution of the EPC dated November 2, 2011, in which they recommend approval of the proposal. Witnesses were sworn in.

Ms. Pearson stated she wishes to establish a home day care use for not more than three children, Monday through Friday, 7:00 am to 6:00 pm. Ages may range from 3 mos. to 5 years. Her children are 14 and 19, and she does not anticipate watching relatives' children.

Keith George, the assistant code administrator for the City of Easton, stated the residence will have to be up to code in order to obtain a certificate of occupancy for the business use.

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

The Board reviewed the testimony as presented and a motion was made by Mr. Civitella, seconded by Mrs. Starke, to grant the request with the stipulation that all conditions of the EPC are met and not more than two related children, under the age of five, be allowed during business hours, in addition to Ms. Pearson's own teenage children.

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

Nays: None

The motion was approved.

Linda Thomas
Secretary

Zoning Hearing Board

622 Ferry Street

Appeal 2011-4124

Application 11100067

The Easton Zoning Hearing Board met on November 21, 2011, to hear the appeal of Brian Peterson, 622 Ferry Street, Easton, PA 18042, for a use variance to have a residential use on the first floor of a mixed use building at 622 Ferry St (DD-C)

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. Seventeen (17) area owners were notified by mail of the hearing date. Witnesses were sworn in.

Mr. Peterson stated he plans to establish a small take-out café on the first floor. To move the residential kitchen to an upper floor imposes on the rest of the house. He wishes to separate the existing kitchen into two spaces, one to establish a commercial kitchen, the remaining the existing residential kitchen. He will only have access to the residential kitchen from the upper floor. There are two stairways giving the upper floors two means of egress, one into the residential kitchen and one into the café. Mr. Peterson submitted a photo array, four photos (App. Exh. A-1), the other a floor plan (Exh. A-2). He explained the photos which depict the doorways and access to the first floor.

Keith George, the assistant code administrator for the City of Easton, noted Mr. Peterson's original plan was to use the commercial kitchen for his residential use, which is not allowed by code, so the proposal was changed to establish the two separate kitchens.

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

The Board reviewed the testimony as presented and a motion was made by Mr. Brett, seconded by Mrs. Panto, to grant the request with the condition that approval applies to this applicant/owner only. If the building should be sold or rented, the new owner must return to the Board for approval(s).

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

Nays: None

The motion was approved.

Linda Thomas
Secretary