



DALLAS BOROUGH
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**DALLAS BOROUGH
ZONING HEARING BOARD
January 15, 2026
AGENDA**

ROLL CALL:

William Peiffer	_____	Attorney Bufalino	_____
Ben Sevenski	_____	Zoning Officer Carr	_____
Chris Matus	_____	Stenographer	_____
Edward Yonkoski (alt)	_____		
Thomas J Matinas (alt)	_____		

NOMINATION AND ELECTION OF BOARD CHAIR:

Nomination of Chair
Election of Chair

Motion _____ Second _____
ROLL CALL VOTE _____

NOMINATION AND ELECTION OF BOARD VICE-CHAIR:

Nomination of Board Vice-President
Election of Board Vice-President

Motion _____ Second _____
ROLL CALL VOTE _____

MOTION to appoint the Dallas Borough Zoning Officer as Secretary of the Zoning Hearing Board:

Motion _____ Second _____
ROLL CALL VOTE _____

MOTION to appoint Attorney Charles J. Bufalino as the Dallas Borough Zoning Hearing Board Solicitor.

Motion _____ Second _____
ROLL CALL VOTE _____

MOTION to appoint Attorney Philip Gelso as the Dallas Borough Alternate Zoning Hearing Board Solicitor.

Motion _____ Second _____
 ROLL CALL VOTE _____

OPEN THE HEARING SCHEDULED:

Dallas Borough Zoning Hearing #1 – 2026, Luke Investment Properties LLC regarding property located at 3593 Memorial Highway in Dallas Borough, PA 18612, Special Exception and Variance in the alternative with regard to the following Zoning Ordinance provision(s) for an awning/roof addition onto a commercial building in the B-2 Highway Business Zoning District:

- Section 805.4.b to allow special exception for extension, expansion or enlargement of a non-conforming structure with a non-conforming front setback line.
- Section 508.6.c for dimensional variance of 19 feet to allow an awning/roof addition to be 11 feet from the closest point of the structure to the front property line where a minimum front yard of 30 feet is required. The closest point of the original structure is 19.2 feet from the front property line.

PROCEDURAL ITEMS:

- Application for Zoning Permit: The Applicant was contacted by the Zoning Officer Tracey Carr on October 22, 2025 regarding his failure to obtain a Zoning Permit for the roof extension construction on 3593 Memorial Hwy which appeared to have a non-conforming front yard setback and would have required variance and/or special exception from the Zoning Hearing Board in order to obtain a Zoning Permit and Building Permit.
- Application to Zoning Hearing Board: An application to the Zoning Hearing Board for Variance / Special Exception was filed with Dallas Borough on November 24, 2025 and the required filing fee was subsequently received on December 16, 2025. Zoning Hearing Board application hereby submitted into the record.
- Hearing Legal Advertisement: The Hearing was advertised in the Citizens Voice News Paper December 26, 2025 and January 2, 2026.
- Hearing Notices:
 1. Hearing Notice was sent to the applicant on December 24, 2025.
 2. Hearing Notice was sent to the property owner of record on December 24, 2025.
 3. Hearing Notice was sent to neighboring property owners/tenants on December 24, 2025.
 4. Hearing Notice was posted on the property December 31, 2025.

PRESENTATION OF REQUEST:

- State name and address for the record
- Swearing in

PUBLIC QUESTION/ COMMENT ON PRESENTATION:

- State name and address for the record
- Swearing in

BOARD QUESTION/ COMMENT ON PRESENTATION:

FINAL STATEMENTS/ CLOSING ARGUEMENTS:

VOTE ON REQUEST OR SCHEDULE DATE TO CONTINUE HEARING:

Motion _____ Second _____
ROLL CALL VOTE _____

CLOSE OF HEARING/ ADJOURNMENT (IF APPLICABLE):

Motion _____ Second _____
ROLL CALL VOTE _____