



DALLAS BOROUGH
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DALLAS BOROUGH
ZONING HEARING BOARD
July 11, 2022
AGENDA

ROLL CALL:

William Peiffer	_____	Attorney Bufalino	_____
Ben Sevenski	_____	Zoning Officer Carr	_____
Chris Matus	_____	Stenographer	_____
Edward Yonkoski (alt)	_____		
Robert Jolley (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 – 2022 for Andrew Zavada and Kristin Merritt regarding property located at 131 Machell Avenue in Dallas Borough, PA 18612 requesting Variance with regard to the following Zoning Ordinance provision(s) to convert a detached garage which is accessory to an existing single-family home into an office and bathroom for personal use by family members in the R-1 Single- and Two-Family Residential District:

Requesting variance from the regulations in Article 8.801.7 to permit a second principal use building on a lot intended for a residential purpose and already containing one residential dwelling.

PROCEDURAL ITEMS:

- Application for Zoning Permit: *An application to remodel a detached garage at 131 Machell Avenue, Dallas PA into a home office with a bathroom was filed with Dallas Borough on March 29, 2022 and subsequently denied by the Zoning Officer on April 13, 2022 with written explanation provided. Zoning application and Zoning Officer denial of such is hereby submitted into the record.*
- Application to Zoning Hearing Board: *An application to the Zoning Hearing Board for Variance was filed with Dallas Borough on June 1, 2022. Zoning Hearing Board application hereby submitted into the record.*
- Hearing Legal Advertisement: *The Hearing was advertised in the Citizens Voice News Paper June 15, 2022 and June 22, 2022.*
- Hearing Notices:
 1. *Hearing Notice was sent to the applicant on June 8, 2022.*
 2. *Hearing Notice was sent to the property owner of record on June 8, 2022.*
 3. *Hearing Notice was sent to neighboring property owners/tenants on June 9, 2022.*
 4. *Hearing Notice was posted on the property June 15, 2022.*

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 _____