

**BEFORE THE ZONING HEARING BOARD**  
**OF**  
**SCHUYLKILL COUNTY**

**RE:** Request of Ronald B. Liem, Applicant, for a Use Variance.

**BEFORE:** Daniel Daub and Scott Thomas, Members of the Schuylkill County Zoning Hearing Board  
(the "Board").

**MINUTES OF HEARING**

Name of Applicant	Ronald Liem 114 N. Center Street Frackville, PA 17931
Location of Subject Property	0 North Railroad Avenue Frackville, Pa 17931 UPI: 43-02-0035.000
Owner of Property	Ronald Liem
Zoning Classification	R-3 High Density Residential
Date of Hearing.	May 1, 2014
Place of Hearing	Courtroom #5 Schuylkill County Courthouse Pottsville, PA
Appearances (for Board)	Shane H. Hobbs, Esq.
Appearances (Applicant)	Karen L. Domalakes, Esquire
Protestants	None

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**FINDINGS OF FACT**

After hearing all interested parties and consideration of the evidence presented, the Board finds as follows:

1. Ronald B. Liem ("Applicant") is the owner of the subject property ("Property") situate 0 North Railroad Avenue , Frackville, Schuylkill County, Pennsylvania, UPI no.43-02-0035.000.
2. The Property is located in R-3 High Density Residential District under the Schuylkill County Zoning Ordinance ("Ordinance").
3. The Property is a vacant lot, approximately measuring 29 feet by 23 feet.
4. The Applicant is seeking relief from Article II, Section 202 of the Schuylkill County Zoning Ordinance ("Ordinance").
5. The Applicant's request, if granted, will allow him to construct a residential accessory structure on a lot not containing a principle use.
6. Public notice of the Hearing was given by advertisement in the Pottsville Republican Newspaper on April 14, 2014 and April 21, 2014.
7. Notice of the Hearing was posted on the property on April 14, 2014.
8. Notice of the Hearing was given by mail to the primary last known owner of each lot that is abutting or immediately across the street from the property.
9. The application, Zoning Board file, and all exhibits were accepted and made part of the record.
10. Applicant, Ronald B. Liem, testified that his building of a garage on the Property would serve a purpose customarily incidental to that lot's principle use.

11. Applicant testified that the proposed use of the structure would be for typical household storage.
12. No opposition appeared to contest the Applicant's request.

**CONCLUSIONS OF LAW**

1. The Board is empowered with exclusive jurisdiction to hear and render final adjudications in Use Variance requests.
2. The Applicant is seeking relief from Article II, Section 202 of the Schuylkill County Zoning Ordinance ("Ordinance").
3. The Applicant has satisfied the pertinent review criteria to be awarded a Use Variance consistent with its application.

**DECISION**

AND NOW, this 4<sup>th</sup> day of June 2014, the Board **GRANTS** the Use Variance request and directs the Zoning Officer to issue a Permit consistent with this decision.



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DANIEL DAUB, Chairman



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SCOTT THOMAS, Vice Chairman