

ZONING HEARING BOARD MEETING
AUGUST 17, 2015 MINUTES

Members Present:

P. Andrew Diamond
Charles Hawkins
Allan Tedesco
Vincent Plocido
Glenn Geisel

Township Staff Present:

Jeffery Musher, Manager of Code Administration
Jason Smith, Code Administrator

Court Stenographer: Jeanne Manko

Mr. Diamond called the meeting to order at 7:31 p.m.

Roll call was taken and it was noted that all members were present.

New Business:

Appointment of Officers- Mr. Hawkins made a motion to keep the Zoning Hearing Board Officers the same as the previous year. Mr. Plocido seconded the motion. All members were in favor.

President- P. Andrew Diamond
Vice President- Allan Tedesco
Secretary- Glenn Geisel

AP #15932 - An appeal on behalf of Steven Carney. The request is for a variance from the provisions of Chapter 27, Zoning, Part 4 (District Regulations), Section 403.6.D(2) (Minimum Yard Requirements for Principal Structures-Side Yard) and Section 403.6.E(3) (Private garages in excess of 200 square feet) located at 7346 Franklin Road, Cranberry Township, PA 16066 (Map & parcel no. 130.4F46.25F).

All parties to be involved in the hearing were sworn in by the stenographer. Mr. Diamond verified the application was received and in good order with staff and then read the application into the record.

Testimony was given by the applicant, Mr. Steven Carney. Mr. Carney explained the request to allow a new detached garage be constructed to replace the 75 y/o existing garage. The proposed garage location was identified on a site survey to indicate the intended location. Mr. Carney presented the associated reasons why the site restricted the garage from being built elsewhere on the property. Mr. Carney also requested that his submission be amended to include, in addition to the side yard setback variance, a front yard setback variance of 12.1' since the proposed structure did not meet the 50' front yard setback from the Franklin Road right-of-way. Mr. Carney presented a letter from the adjacent property owners (Mr. & Mrs. Dale Marner) expressing their opinion on the proposed structure location. The letter was found to be favorable.

The Board asked questions of the applicant and Jeffery Musher.

Further discussion ensued among all participants.

Motion by Mr. Tedesco to approve 10'.0 side yard setback variance and a 12.1' front yard setback variance. Mr. Geisel seconded the motion. It is noted that the approval does not include a "future" addition to the home, which was shown on the submitted site plan. It was also noted that the proposed garage shall be for residential use only.

Member	YES	NO	ABSTAIN
Andrew Diamond	X		
Allan Tedesco	X		
Charles Hawkins	X		
Vincent Plocido	X		
Glenn Geisel	X		

Minutes:

Motion by Mr. Tedesco to approve the September 15, 2014 minutes, seconded by Mr. Hawkins. Motion passed.

Member	YES	NO	ABSTAIN
Andrew Diamond	X		
Allan Tedesco	X		
Charles Hawkins	X		
Vincent Plocido	X		
Glenn Geisel	X		

Adjournment:

Motion to adjourn by Mr. Geisel, seconded by Mr. Plocido. Motion passed.

Member	YES	NO	ABSTAIN
Andrew Diamond	X		
Allan Tedesco	X		
Charles Hawkins	X		
Vincent Plocido	X		
Glenn Geisel	X		

Meeting adjourned at 8:07 p.m.

Respectfully Submitted,

Jeffrey Musher
Manager, Code Administration
Building Code Official

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