

**ZONING HEARING BOARD MEETING**  
**March 16, 2020 MINUTES**

**Members Present:**

Andy Diamond  
Allan Tedesco  
Glenn Geisel  
Vincent Plocido  
Jason Hurst

**Township Staff:**

Dean Simpson, Manager, Development and Codes Services  
**Court Stenographer:** Leaette Cavaliere

Mr. Diamond called the meeting to order at 7:30 p.m.

Roll call was taken

**New Business:**

**Appointment of Officers** – Mr. Tedesco made a motion for Mr. Diamond to remain as Chairman of the board, Mr. Plocido seconded the motion. All in favor, motion carried.

Mr. Geisel made a motion for Mr. Tedesco to remain as Vice Chairman, Mr. Plocido seconded the motion. All in favor, motion carried.

Mr. Plocido made a motion for Mr. Geisel to remain as Secretary, Mr. Tedesco seconded the motion. All in favor, motion carried.

**AP # 25570** - An appeal on behalf of Gerald Callan. The request is for a variance from the provisions of Chapter 27, Zoning, Part 4 (District Regulations), Section 403.6.C (Maximum Lot Coverage), Section 403.6.D (2) (Minimum side yard setback), Section 403.6.D (3) (Rear yard setback) located at 4289 Glen Eden Road, Cranberry Township, PA 16066 (Map & parcel no. 130.4F121.14AA).

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. Mr. Diamond recognized a revised application was submitted and read the revised application into the record.

Mr. Callan thanked the board for holding the meeting despite recent current events.

Testimony and exhibits were presented by Mr. Callan.

Mr. Diamond requested clarification for when the original home was demolished. Mr. Diamond noted that it had been longer than a year since the demolition.

Mr. Geisel requested clarification on how far each building will encroach into the required setbacks.

Mr. Tedesco questioned the size of the buildings and why the accessory structure is larger than the primary structure.

Mr. Geisel questioned if any commercial use is intended for the structures.

Mr. Tedesco asked when the original home was built.

Mr. Tedesco asked about the size of the lot and whether public sewer and water connections are available.

Mr. Geisel clarified that public sewer and water will be used for the site.

Mr. Tedesco asked about the type of work taking place within the accessory structure.

Comments from the public were entertained at this time. Mr. Jay Wack spoke in support of granting the variance.

Mr. Tedesco asked for clarification on the type of construction being used.

Mr. Diamond asked about the locations of windows on the structure.

Mr. Hurst clarified that there would be no living space within the accessory structure.

Mr. Geisel clarified that the two structures are not connected.

Mr. Plocido made a motion to grant the variance based on the five points from the variance application.

Mr. Geisel seconded the motion. All in favor, motion carried.

| Member          | YES | NO | ABSTAIN |
|-----------------|-----|----|---------|
| Andrew Diamond  | X   |    |         |
| Allan Tedesco   | X   |    |         |
| Glenn Geisel    | X   |    |         |
| Vincent Plocido | X   |    |         |
| Jason Hurst     | X   |    |         |

**Minutes:**

Motion was made by Mr. Geisel to approve the August 20, 2019 meeting minutes. Motion seconded by Mr. Tedesco. Mr. Plocido and Mr. Hurst abstained from the vote. Motion carried.

| Member          | YES | NO | ABSTAIN |
|-----------------|-----|----|---------|
| Andrew Diamond  | X   |    |         |
| Allan Tedesco   | X   |    |         |
| Glenn Geisel    | X   |    |         |
| Vincent Plocido |     |    | X       |
| Jason Hurst     |     |    | X       |

**Adjournment:**

Motion to adjourn at 8:10 p.m. by Mr. Hurst, Seconded by Mr. Geisel. Motion carried.

| Member          | YES | NO | ABSTAIN |
|-----------------|-----|----|---------|
| Andrew Diamond  | X   |    |         |
| Allan Tedesco   | X   |    |         |
| Glenn Geisel    | X   |    |         |
| Vincent Plocido | X   |    |         |
| Jason Hurst     | X   |    |         |

Respectfully Submitted,

Dean Simpson  
Manager, Development and Codes Services

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