

ZONING HEARING BOARD MEETING

June 21, 2021 MINUTES

Members Present:

Andy Diamond
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 7:31 p.m.

Roll call was taken, Allan Tedesco was not in attendance.

New Business:

AP # ZHB-21-2 - An appeal on behalf of Gary Brewer. The request is for a variance from the provisions of Chapter 27, Zoning, Part 4, (District Regulations) Section 404.6.E (R-2 Single-Family Residential District – Minimum Yard Requirements for Accessory Structures) located at 102 McDonald Drive, Cranberry Township, PA 16066 (Map & parcel no. 130.S11.D130).

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. Staff noted the new application numbering scheme for variance requests.

Mr. Diamond read the application information into the record and gave a brief explanation of the procedures to Mr. Brewer.

Testimony and exhibits were presented by Mr. Brewer.

Mr. Geisel requested clarification on the size of the proposed shed. Mr. Brewer stated the shed is to be 10' x 12'. Mr. Geisel also stated that the survey did not appear to be to scale.

Mr. Brewer explained that he selected the location based on the placement of his neighbor's shed. Per Mr. Brewer, the neighbor placed the shed in 1984 or 1985. Mr. Brewer also asserted that he thought a variance was granted by the ZHB at the time to place the shed.

Mr. Diamond pointed out that this request is different than a typical dimensional variance request.

Mr. Brewer explained he will direct the door of the shed towards his back porch.

An Executive session was held off the record.

Mr. Diamond provided a clarification of how the house is facing on the lot, making the shed placement in the defacto back yard even though by zoning definition it is a front yard.

Mr. Plocido requested clarification from Mr. Brewer on the elevation changes on the property. The Board discussed the hardship created by the property sloping towards Haine School Road and the difficulty of constructing a shed on the slope.

Mr. Plocido made a motion to grant the variance request based on the five points of the variance application as well as the understanding that the defacto rear yard is where the shed is to be placed and the only encroachment there is into the 10' side setback. Mr. Geisel requested to add the size of the shed as 10' x 12' or 120 square feet to the motion. Mr. Plocido amended the motion to include the size of the shed.

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

Member	YES	NO	ABSTAIN
Andrew Diamond	X		
Glenn Geisel	X		
Vincent Plocido	X		
Jason Hurst	X		

Minutes:

Motion was made by Mr. Hurst to approve the February 15, 2021 meeting minutes with a correction to a typo. Motion seconded by Mr. Geisel. Motion carried.

Member	YES	NO	ABSTAIN
Andrew Diamond	X		
Glenn Geisel	X		
Vincent Plocido	X		
Jason Hurst	X		

Adjournment:

Motion to adjourn at 8:58 p.m. by Mr. Geisel, Seconded by Mr. Plocido. Motion carried.

Member	YES	NO	ABSTAIN
Andrew Diamond	X		
Glenn Geisel	X		
Vincent Plocido	X		
Jason Hurst	X		

Respectfully Submitted,

Dean Simpson
Manager, Development and Codes Services