

ZONING HEARING BOARD MEETING
May 22, 2006 MINUTES

Members Present:

Sharon Beck
Glen Geisel
Alan Tedesco
Charles Hawkins
Andrew Diamond

Township Staff Present:

Jeffrey D. Winkle, Assistant Director
Planning & Community Development

Court Stenographer:
Leatte Cavalier

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

New Business:

AP # 13719 - An appeal of Raymond & Brenda Egan. The request is for a variance of Chapter 27, Zoning, Part 4 (District Regulations), Section 403.6.E.2 (Minimum Yard Requirements for Accessory Structures) located at 148 Crossing Ridge Trail, Cranberry Township, PA 16066 (Map & parcel no. 130.S19.D318).

Mr. Diamond read the application into the record.

Raymond and Brenda Egan presented their variance request citing existing conditions of the lot and structures along with the proposed pool structure.

Jeffrey D. Winkle representing the Township noted the pool variance would not change the character of the district and is the least modification possible along with noting the unique physical characteristics of the lot which include it being a limited in depth and abutting against open space.

Motion made by Mr. Tedesco and seconded by Mr. Hawkins to approve request for a five (5') foot encroachment into the required ten (10') foot rear yard accessory structure setback.

Mr. Tedesco cited the unnecessary hardship due to the unique physical circumstances of the property, hardship not created by the appellant, character of the neighborhood would not change and the appeal represents the least modification possible.

Vote in favor of the motion was unanimous.

Discussion on meeting minutes:

It was noted that the meeting minutes of November 14, 2005 were approved at the February 13, 2006 meeting. Board requested that the meeting minutes for the February 13, 2006 be available at the next regularly scheduled meeting.

Appeal # 13531, appeal of Nassar Elyaderani, for a variance of Chapter 108, Zoning, Article III, Section 108.318.6.1 (Parking lots, paving, loading areas and interior drive aisles adjoining any residential zoning district shall be setback a minimum of one hundred (100') feet from the lot line adjoining the residential zoning district) located at the corner of Powell and Freedom Roads, Cranberry Township, PA 16066 (Map & parcel no. 130.4F110.33C).

Mr. Diamond read a letter dated October 31, 2005 from Robert W. Kennedy, Jr. representing the application, to officially withdraw the above named captioned appeal without prejudice.

Glenn Geisel made a motion to accept withdrawal request for appeal # 13531. Sharon Beck seconded the motion.

Vote on motion was unanimous.

Motion by Glenn Geisel to approve the October 10, 2005 meeting minutes, seconded by Sharon Beck.
Vote on motion was unanimous.

Motion by Sharon Beck to adjourn, seconded by Allan Tedesco, motion passed.

Respectfully Submitted,

Jeffrey D. Winkle, AICP
Assistant Director
Planning & Community Development

I:\BOARDS COMMISSIONS AND COMMITTEES\ZONING HEARING BOARD\MINUTES\05-22-06 MINUTES.DOC