

ZONING HEARING BOARD MEETING
September 11, 2006 MINUTES

Members Present:

Sharon Beck
Alan Tedesco
Charles Hawkins
Andrew Diamond

Township Staff Present:

Ron Henshaw, Manager Code Administration

Court Stenographer:
Leatte Cavalier

Mr. Diamond called the meeting to order at 7:30 p.m. There was a moment of silence in honor of those who perished on September 11, 2001.

New Business:

AP # 30601 - An appeal of David T. Fagan. 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 709 Es Farms Drive, Cranberry Township, PA 16066 (Map & parcel no. 130.S24.D23).

Mr. Diamond read the application into the record.

David Fagan presented the variance request citing existing odd shape and grade level of the lot.

Ron Henshaw, 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 abutting against open space.

Motion made by Mr. Tedesco and seconded by Mr. Hawkins to approve request for a four (4') 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.

Appeal #30602, - An appeal of Wal Mart. The request is for a variance of Chapter 27, Zoning, Part 6 (Signs) Section 604.2 (Maximum total sign area per lot or site), Section 604.3 (Number of signs per lot or site) located at 20245 Route 19, Cranberry Township, PA 16066 (Map & parcel nos. 130.4F110.10J and 130.4F110.10J.0001).

Mr. Diamond read a letter dated September 11, 2006 from Alan K. Sable representing the application, to officially withdraw the above named captioned appeal with prejudice.

Sharon Beck made a motion to accept withdrawal request for appeal # 30602. Allan Tedesco seconded the motion.

Vote on motion was unanimous.

Motion by Charles Hawkins to approve the February 13, 2006 meeting minutes, seconded by Allan Tedesco.

Vote on motion was unanimous.

Motion by Sharon Beck to approve the May 22, 2006 meeting minutes, seconded by Charles Hawkins.

Vote on motion was unanimous.

Motion by Charles Hawkins to adjourn, seconded by Allan Tedesco, motion passed. Meeting adjourned at 8:10pm.

Respectfully Submitted,

Ronald Henshaw
Manager
Code Administration

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