

**ZONING HEARING BOARD MEETING**  
**November 13, 2006 MINUTES**

**Members Present:**

Alan Tedesco  
Charles Hawkins  
Andrew Diamond  
Glenn Geisel

**Township Staff Present:**

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

**Court Stenographer:**  
Karen L. Rowland

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

**New Business:**

**AP # 30627** - An appeal of Sheetz, Inc. - The request is for a variance of Chapter 27, Zoning, Part 4, Section 412-5-B-2)(Building setbacks – front yard shall be not less than 50 feet) located at 1338 Freedom Road, Cranberry Township, PA 16066 (Map & parcel nos.130.4F110.14A9, 130.4F110.14A9.0001)

Mr. Diamond read the application into the record.

David Mastostefano, P.E. presented the variance request on behalf of Sheetz, Inc..

Jeff Winkle represented the Township.

Motion made by Mr. Geisel and seconded by Mr. Hawkins for approval of the variance request to permit the encroachment of a 10' x 12' foot shed structure into the required fifty (50') foot setback along Old Freedom Road as presented on the survey plan provided.

The variance request was granted based upon the following findings:

- 1) Unique physical circumstances hinder property development that the shape of the lot is not typical.
- 2) Character of the neighborhood will not change.
- 3) Appeal represents the least modification possible.

The variance request was granted pursuant to the following conditions:

- 1) Shed placement shall be as shown on survey plan presented at hearing.
- 2) Shed shall be similar in color to main building structure.

Vote in favor of the motion was unanimous.

**Appeal #30648**, - An appeal of John & Genevieve McHenry. The request is for a variance of Chapter 27, Zoning, Part 4 (District Regulations), Section 403.6.D(1) (Minimum Front Yard Requirements for Principal Structures) located at 1527 Garvin Road, Cranberry Township, PA 16066 (Map & parcel no. 130.S1.D4).

Mr. Diamond read the application into the record.

Mr. Fred Love presented on behalf of the property owner.

Jeff Winkle represented the Township.

Motion made by Mr. Tedesco and seconded by Mr. Hawkins for approval of the variance request to permit a twenty-six (26') foot encroachment for a 16' x 20' foot structure addition into the required fifty (50') foot setback along Garvin Road as presented on the survey plan provided.

The variance request was granted based upon the following findings:

- 1) Unique physical circumstances hinder property development that the slope of the lot is not typical.
- 4) Character of the neighborhood will not change.
- 5) Appeal represents the least modification possible.

Mr. Diamond requested to amend the motion to add:

- 1) Appeal would be in accordance with Zoning Ordinance section 27.1004.A, allowing for the reasonable expansion of a non-conforming structure.

Mr. Tedesco amended motion with Mr. Hawkins second.

Vote on motion was unanimous.

**AP # 30647** - An appeal of Charles & Karen Kraynik. The request is for a variance of Chapter 27, Zoning, Part 4 (District Regulations), Section 403.6.D(3)(Minimum Rear Yard Requirements for Principal Structures) located at 138 Crossing Ridge Trail, Cranberry Township, PA 16066 (Map & parcel no. 130.S19.D323).

Due to the applicant not being in attendance the Township requests that AP# 30647 be continued to the December ZHB meeting.

Board accepts request to move AP # 30647 to the December ZHB meeting.

Motion by Charles Hawkins to approve the October 9, 2006 meeting minutes, seconded by Allan Tedesco.

Vote on motion was unanimous.

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

Respectfully Submitted,

Jeffrey D. Winkle  
Assistant Director  
Planning & Community Development