

**ZONING HEARING BOARD MEETING**  
**October 19, 2009 MINUTES**

**Members Present:**

P. Andrew Diamond  
Allan Tedesco  
Glenn Geisel  
Mark Veon  
Charles Hawkins – Not Present

**Township Staff Present:**

Ronald Henshaw, Director,  
Community Development  
Eric Kaunert, Community Planner  
Jeff Musher, Codes Supervisor

**Court Stenographer:**

Jamie Burns

Mr. Diamond called the meeting to order at 7:32 p.m.

Old Business:

**AP # 31103** - An appeal of John R. Orie on behalf of Dennis Neuman. The request is for a variance of Chapter 27, Zoning, Part 4 (District Regulations), Section 27-403.6.E(2) (Minimum Yard Requirements) located at 131 Oakview Drive, Cranberry Township, PA 16066 (Map & parcel no. 130.S32.A312).

New Business: None

Mr. Diamond reminded attendees of the reason for the application and recapped what had transpired over the last three (3) meetings.

Mr. Diamond then read the prepared decision by Zoning Hearing Board Solicitor Phillip Lope:

After public hearings concluded September 21, 2009, the Cranberry Township Zoning Hearing Board grants the application filed by Dennis Neuman for a variance from the minimum rear yard setback requirements in the R-1 Rural Residential district under Section 27-403.6.E(2) of the Cranberry Township Zoning Ordinance related to the proposed construction of a pool house within the rear yard setback area of the Property; said pool house may encroach into the rear yard setback 3.4 feet on the west side of the structure and 9.18 feet on the east side of the structure shown on the Plan of Survey prepared by Sperduto Land Surveying for the Oakview Homeowner's Association dated June 22, 2009 revised August 5, 2009.

Mr. Tedesco then made a motion to approve the decision.

Mr. Geisel seconded the motion. Motion passed 4-0.

Mr. Diamond stated Mr. Orie (representing the Neuman's) shall be mailed a copy of the decision and handed Mr. Kress (representing the Oakview Homeowner's Association) a copy of the decision.

**Adjournment**

Motion to adjourn the meeting by Mr. Geisel, seconded by Mr. Veon. Motion passed unanimously. Meeting adjourned at 7:45 p.m.

Respectfully Submitted,

Eric Kaunert  
Community Planner