

ZONING HEARING BOARD MEETING
December 17, 2018 MINUTES

Members Present:

Andrew Diamond
Allan Tedesco
Glenn Geisel
Vincent Plocido

Township Staff Present:

Jeffery Musher, Manager of Development & Code Services

Court Stenographer:

Leaette Cavaliere

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

Roll call was taken and it was noted that all members were present.

New Business:

AP # 22899 - An appeal on behalf of Ryan and Jamie Deer. The request is for a variance from the provisions of Chapter 27, Zoning, Part 4 (District Regulations), Section 403.6.E (2) (Minimum Yard Requirements for Accessory Structures) located at 3166 Unionville Road, Cranberry Township, PA 16066 (Map & parcel no. 130.4F108.12A).

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 and then read the application into the record.

Testimony and presentation were given by the applicant, Ryan Deer.

Mr. Deer described the location of the residential accessory structure (garden shed) in relation to the side yard setback line and the property line. He identified the encroachment of the structure into the side yard setback line as being five feet at the rear, with the structure sitting at an angle such that the encroachment diminishes from the rear toward the front of the shed.

Mr. Deer then gave reason for the existing location having encroached into the side yard setback followed by explanation as to conditions that would substantiate request for a zoning variance. He noted that he had obtained a permit for the shed and only after constructing the shed in accordance with his permit did he discovered that the property/setback line did not run parallel to his driveway, but rather at an angle to the drive.

Mr. Deer also provided a letter from the effected adjoining property owners, Mr. & Mrs. Milbert, identifying their knowledge, understanding and acceptance of the issue of encroachment, and showing supporting for Mr. Deer's request for variance.

The Board members discussed the matter, requesting clarification on topography, proximity of the structure to Unionville Road, and the construction type of the project (pole building). Mr. Deer answered all questions to the satisfaction of the Board and the mater was put to a vote.

Motion was made by Mr. Vince Plocido to grant an approximate five-foot variance to the side yard setback.

Mr. Glen Geisel second the motion and the motion passed.

Member	YES	NO	ABSTAIN
Andrew diamond	X		
Allan Tedesco	X		
Glenn Geisel	X		
Vincent Plocido	X		

Minutes:

Motion made to approve the September 19, 2016 minutes, Motion passed, with clarification that Andrew Diamond is Chairman, Allan Tedesco is Vice Chairman and Glen Geisel is Secretary of the Zoning Hearing Board. Motion passed.

Member	YES	NO	ABSTAIN
Andrew Diamond	X		
Allan Tedesco	X		
Glenn Geisel	X		
Vincent Plocido	X		

Adjournment:

Motion to adjourn. Motion passed.

Member	YES	NO	ABSTAIN
Andrew Diamond			
Allan Tedesco	X		
Glenn Geisel	X		
Vincent Plocido	X		

Meeting adjourned at 7:52 p.m.

Respectfully Submitted,

Jeffrey Musher
 Manager of Development & Code Services
 Building Code Official