

ZONING HEARING BOARD MEETING
April 19, 2010 MINUTES

Members Present:

P. Andrew Diamond
Alan Tedesco
Glenn Geisel
Charles Hawkins

Township Staff Present:

Jeffrey Musher, Supervisor Code Administration
Eric Kaunert, Community Planner

Court Stenographer: Leaette Cavalier

Mr. Diamond called the meeting to order at 7:35 p.m.

Old Business: None

New Business: Reconstitution of the board.
Andrew Diamond appointed to a five year term
Alan Tedesco appointed as Vice Chairman
Glen Geisel appointed as Secretary

AP # 31172 - An appeal of Tony Dipasquale. The request is for a variance of Chapter 27, Zoning, Part 4 (District Regulations), Section 27-403.6.E.1&3 (R1, Rural Residential District, Minimum Yard Requirements for Accessory Structures) located at 235 Hope Road, Cranberry Township, PA 16066 (Map & parcel no. 130.4F48.44F).

Mr. Kaunert represented the Township.

Mr. Diamond read the application into the record.

Mr. Diamond confirmed that the application submission was complete and in good order.

There was general discussion as the nature of the variances requested and it was confirmed that a variance to the front and rear yard accessory structure setbacks were being sought. A description of the structure was given by Mr. Dipasquale and the nature of the accessory structure was debated as to whether this was a shed or a garage. It was agreed upon that the structure was to be a shed for storage purposes only.

Mr. Kaunert stated that Staff does support the requests for variance.

Discussion continued with regard to the unique characteristics of the lay of the land and concern centered on direct access to Hope Road. Mr. Dipasquale noted that the only access to the property is by way of the existing driveway and that he had no intention of requesting another access drive. All confirmed and agreed that there would be no access to Hope Road other than that of the existing drive.

Mr. Geisel questioned as to the location of the structure's overhead access door. Mr. Dipasquale confirmed that the overhead door would face the house, not the road. Mr. Geisel also confirmed with Mr. Dipasquale, and it was agreed upon, that the structure shall not be used for any type of business or home occupation, now or in the future.

Additional discussion as to the location of the septic system, specific use of the structure, minimum needed size of the structure and orientation on the lot took place. It was agreed upon that the septic should not be moved, altered or functionality jeopardized, the structure shall be used as a storage shed only, not a garage, and that the size and orientation as submitted was acceptable,

A motion was made by Mr. Tedesco to approve the application as presented noting that no driveway shall be cut onto Hope Road.

Glen Geisel seconded the motion, with Mr. Hawkins agreeing.

Mr. Diamond voted no.

The motion carried.

Adjournment

Motion to adjourn by Mr. Veon, seconded by Mr. Geisel. Motion passed unanimously. Meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Jeffrey Musher
Supervisor, Code Administration