

The City of Lower Burrell **Zoning Hearing Board** held a public hearing on Monday, June 20, 2016 at 7:00 p.m. in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present were George Guido, Charles Markle, Charles Stapinski, John Millburn, John Kamarados, Public Safety Director/Councilman Grillo, Ordinance Officer Mike Nedley, and Court Reporter Julie Gerano. A moment of silence was observed honoring former Police Chief John Resetar who passed away earlier this day.

APPROVAL OF MINUTES: Motion by Mr. Stapinski, second by Mr. Millburn to approve the minutes of the May 16, 2016 meeting. All in favor. Motion approved.

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

#590 – Brian Spekis, 380 Claremont Drive, Lower Burrell, PA 15068, requesting a special exception to Article 1335.04. A proposed mixed use of a commercial and single family apartment on property identified as 2716 Leechburg Road, 17-03-10-0-257, zoned C-3.

The following background information on the petition was given by Mr. Nedley: Mr. Spekis appeared before the Planning Commission on May 18, 2016 and presented a plan to convert the upstairs of his retail establishment into a living space. He uses the basement for his business. He received approval and was advised to proceed to the Zoning Hearing Board as the use is only allowed as a special exception. Mr. Guido explained what a special exception entails.

Mr. Spekis introduced himself and explained his business as an on line T-shirt business. It is his intention to add a living space to the upstairs making him more productive living where he works. Walls and partitions will be constructed and a kitchen, washer and dryer hook-up, as well as a bathroom with a shower added. The outside of the building will not have any structural changes and parking will remain the same. The applicant provided to the Zoning Hearing Board a mark-up of the former retail location and a mark-up of the proposed use of this establishment. His business has no walk in customers, and he has no employees. Mr. Spekis will need a building permit to convert the upstairs into a residential use and will need an architect. There was no opposing testimony. Motion by Mr. Stapinski, second by Mr. Millburn to close testimony. All in favor. Motion carries.

The City of Lower Burrell's Planning Commission on May 18, 2016 supported Mr. Spekis' request and advised him to proceed to the Zoning Hearing Board. All members were in favor.

Motion by Mr. Stapinski, second by Mr. Kamarados to allow Mr. Spekis to continue with his project using the building partially as his home provided he supplies all the information needed to the Zoning Officer. All in favor. Motion carries. Mr. Guido commented that it was nice to see a young person having a business in the community.

ADJOURNMENT:

With no further business, motion by Mr. Millburn, second by Mr. Markle made to adjourn the meeting. All in favor.

George Guido, Chairman
John Millburn, Secretary