

The City of Lower Burrell **Zoning Hearing Board** held a public hearing on Monday, March 21, 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 Kamarados, and John Millburn, Public Safety Director/Councilman Grillo, Ordinance Officer Mike Nedley, and Court Reporter, Julie Gerano.

**APPROVAL OF MINUTES:** Motion by Mr. Millburn, second by Mr. Stapinski to approve the minutes of the February 15, 2016 meeting. All in favor. Motion approved.

**CORRESPONDENCE:**

Letter from the City of Lower Burrell's Planning Commission

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Before starting the hearing, Chairman Guido welcomed John Kamarados. Mr. Kamarados was a member of the Lower Burrell Planning Commission. His service to the people of the City of Lower Burrell is appreciated.

**#589 – Martino Motors, Inc., 5600 Butler Street, Pittsburgh, PA 15201, requesting a special exception to Article 1337.03 B to open a used car lot on property identified as 1001 Greensburg Road, 17-08-10-0 parcels 38, 39, and 40, zoned M-1.**

The name of the business will be officially Martino Motors. Tim Connelly is representing Martino Motors. Mr. Nedley gave the following background: Mr. Connelly and Mr. Martino appeared before the Planning Commission on February 17, 2016 and presented a plan to operate a used car lot. They received approval from the Planning Commission.

Mr. Connelly gave a proposal of their intentions. They will sell retail ready cars and no mechanical work will be done. The price range of the cars to be sold will be under \$15,000. The owner of the property, David Zawrotny, was also in attendance. A sales agreement is in place. They will use the former Hot Dog Stand building as an office. A large site plan was included in the folder. Verbal permission has been received from the owner of parcel # 41, Mr. Richard Kwake. The applicant has submitted a site plan which residents in attendance were given the opportunity to view it. Parking and lighting were discussed.

Accessibility of getting in and out from Fayette Street was discussed at length. Residents were allowed to offer testimony.

Motion by Mr. Millburn, second by Mr. Markle to close testimony.

Based upon the testimony that was heard, a used car lot does fall within the allowed usage of the zoning code, and with the accommodation with the fence to limit the traffic along Fayette Street, members of the Zoning Hearing Board did not see a problem allowing this special exception.

Mr. Guido explained what a special exception is. He then read into testimony a letter received from Ray Rieser, Chairman of the Lower Burrell Planning Commission:

“At the regular Planning Commission meeting held February 17, 2016, Donald J. Martino appeared for the purpose of requesting a special exception to operate a used car lot at 1001 Greensburg Road, tax map # 17-08-09- parcels 38, 39, and 40.

Mr. Martino stated that his business will be strictly devoted to car sales and that no repairs of automobiles will take place on site. This type of business is consistent with other businesses in this area. After further discussion, a motion was made to support Mr. Martino's request for a special exception. All were in favor.

/s/ Ray Rieser, Chairman, Planning Commission”

**Motion by Mr. Stapinski, second by Mr. Millburn for petition # 589 to be granted with the conditions of a fence and direct lighting onto the lot. No repairs, sales of cars only. All in favor.**

**COMMENTS FROM COUNCILMAN GRILLO:**

Councilman Grillo wanted to publicly thank Mr. Benjamin King for his many years of being a member of the Zoning Hearing Board and for the great job. Everyone will miss Mr. King’s bird houses. Councilman Grillo also welcomed John Kamarados to the Zoning Hearing Board and informed everyone that Mr. Kamarados also served on the Rental Resale Arbitration Board also.

**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