

The City of Lower Burrell **Zoning Hearing Board** held a public hearing on Monday, September 19, 2016 at 7:00 p.m. in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present were George Guido, Charles Markle, John Millburn, John Kamarados, Public Safety Director/Councilman Grillo, Ordinance Officer Mike Nedley, and Court Reporter Julie Gerano. Absent was Charles Stapinski.

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

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

#591 – Robin Roebuck, 227 Michigan Avenue, Lower Burrell, PA 15068, requesting a variance to Article 1365.09B (1) to construct carport closer than five feet to a side lot line on property identified as 17-03-09-0-139, zoned R-1.

Mr. Nedley offered the following information: On August 12th, a building permit was denied for Ms. Roebuck to construct a detached carport due to it being too close to the property line. According to the ordinance, a minimum of five feet is necessary.

The applicant has submitted photographs and verbal background for Petition # 591. Ms. Roebuck has lived at this address since March, 1994. An addition was added to her home in 2007. A recently purchased fifth wheel travel trailer would be sheltered in the carport. She has spoken to her neighbors and no one is opposed to the carport. She knows of no easements through her property. The applicant submitted a drawing of the structure that does not show flaps overlapping the roof of this structure making it even closer to the neighbor's property.

David Kapustik, 223 Michigan Avenue testified that Ms. Roebuck has informed neighbors such as him of her intentions, and they are satisfied that it will not be an infringement or inconvenience for the neighbors, and they have no objection. Mr. Kapustik's parents own the property at 223 Michigan Avenue. He is his parent's caregiver and was representing them at this hearing. Mr. Guido thanked Mr. Kapustik for taking the time to appear before the Zoning Hearing Board.

Motion by Mr. Millburn, second by Mr. Kamarados to close testimony. All in favor.

Motion by Mr. Millburn, second by Mr. Markle to grant the variance on the condition that the carport be taken down if the house or the fifth wheel is sold. All in favor.

ADJOURNMENT:

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

George Guido, Chairman
John Millburn, Secretary