

The City of Lower Burrell **Zoning Hearing Board** held a public hearing on Monday, October 16, 2017 at 7:00 p.m. in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present were board members George Guido, Charles Stapinski, Charles Markle, and John Millburn and Public Safety Director/Councilman Grillo, Ordinance Officer Mike Nedley, and Court Reporter Julie Gerano. Absent was John Kamarados.

APPROVAL OF MINUTES: Motion by Mr. Stapinski, second by Mr. Markle to approve the minutes of the August 21, 2017 and September 18, 2017. All in favor. Motion approved.

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

#599 – Alfonso A Santucci Jr., 213 Norman Drive, Lower Burrell, PA 15068 requesting a variance to Article 300 Sections 98-A & 101-3 relating to the area and height of a proposed garage on property identified as tax map # 17-01-16-0-053, zoned S-1.

Mr. Nedley gave the background on the application. Mr. Santucci had applied for a building permit to construct a garage. After his review, it was determined that he would need a variance because of the size and the height.

Mr. Santucci informed the Board that his property is surrounded by 18 ½ acres, and he described the proposed garage size and location. Mr. Santucci showed the board a property survey as well as 16 aerial photographs. These pictures were shown to those in the audience who asked to see them.

Mr. Steve Lindberg, 209 Norman Drive questioned the neighborhood covenant and safeguards regarding sheds, etc. for the neighborhood. Chairman Guido read into the record from the covenant.

Linda Gartley, 206 Norman Drive questioned if this will be setting a precedent by allowing this garage to be built.

Janet Lindberg questioned why the garage had to be so high.

Motion by Mr. Stapinski, second by Mr. Markle to close testimony. All in favor. Motion approved.

Motion by Mr. Millburn, second by Mr. Stapinski to grant the variance with the stipulations that no business is run out of it and that there is no flammable material storage. The City cannot enforce private covenants. Roll call vote indicated: Mr. Guido: YES; Mr. Markle: YES; Mr. Stapinski: YES; Mr. Millburn: YES. Motion carries four to zero.

ADJOURNMENT:

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

George Guido, Chairman
John Millburn, Secretary