

The City of Lower Burrell **Zoning Hearing Board** held a public hearing on Monday, November 19, 2018 at 7:00 p.m. in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present were George Guido, Charles Stapinski, John Kamarados, Charles Markle, and John Millburn, Ordinance Officer Michael Nedley, and Court Reporter Julie Gerano. Absent was Councilman Joseph Grillo.

APPROVAL OF MINUTES: Motion by Mr. Markle, second by Mr. Kamarados to approve the minutes of the October 15, 2018 meeting. All in favor. Motion approved.

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

#602 – Stephan and Lisa Shaw, 3431 Riverview Street requesting a variance to Article 300-101, Section B-3 related to the area of a private garage on property identified as tax map # 17-03-04-0-003, zoned R-1.

Mr. Nedley gave the following background: In October, 2018 Mr. Shaw applied for a building permit for a detached garage. After review, it was determined that the garage exceeded the square foot requirement. The permit was denied. Mr. Shaw was advised he would have to apply for a variance. The square footage of the desired garage is 1,792 square feet.

Mr. and Mrs. Shaw were both present and gave background on the project. The garage would be a pole building for a three-car garage. It would contain a small workshop and will be constructed five foot from the neighbor's property line. The neighbor has already reviewed the area. The building will provide them with needed storage. The garage would not be used for commercial enterprises. He would not be storing any explosive or flammable materials other than routine gasoline. The workshop will hold tools and give him an area to work. There was no one present wishing to testify. Motion by Mr. Stapinski, second by Mr. Millburn to close testimony. All in favor. Approved.

Motion by Mr. Millburn, second by Mr. Stapinski to grant the variance requested for petition # 602 for 1,792 square foot building. All in favor. Approved.

ADJOURNMENT:

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

George Guido, Chairman
John Millburn, Secretary