

The City of Lower Burrell **Zoning Hearing Board** held a public hearing on Monday, January 21, 2019 at 7:00 p.m. in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present were George Guido, John Millburn, Charles Stapinski, and Michael G. Nedley, Ordinance Officer. Absent were Charles Markle, John Kamarados, and Councilman Joseph Grillo.

REORGANIZATION: Motion by Mr. Millburn, second by Mr. Stapinski to keep the same three officers on the Zoning Hearing Board for the calendar year of 2019. All in favor. Approved.

APPROVAL OF MINUTES: Motion by Mr. Millburn, second by Mr. Stapinski to approve the minutes of the November 19, 2018 meeting. All in favor. Motion approved.

CORRESPONDENCE:

State Ethic Commission - Statement of Financial Interests
Correspondence from Ray Rieser, Chairman, Lower Burrell Planning Commission

OLD BUSINESS:

None

NEW BUSINESS:

603 – Charles E. and Judith A. West of 3401 Windy Hill Drive requesting a variance to Article 300-32 A (3), rear yard depth on property identified as tax map # 17-03-04-0-065, zoned R-1. Mr. and Mrs. West were both present. Mr. West was sworn in and testified that he is the owner of the property at 3401 Windy Hill Drive. The property was purchased recently because it is adjacent to his property. His granddaughter plans to build on the property and has chosen a house plan that has insufficient room to satisfy the 40-foot rear zoning requirement. Mr. West has received approval from the Planning Commission and had a copy of the simple subdivision to share with Zoning Hearing Board members. The picture Mr. Nedley took when the property was posted with the legal notice showed pine trees and the slope in the area. There was no one in attendance wishing to testify. Motion by Mr. Stapinski, second by Mr. Millburn to close the testimony. All in favor. Motion by Mr. Millburn, second by Mr. Stapinski to approve Petition # 603. All in favor. Motion approved.

604 – Phillip J. and Marian Coury of 222 Cherry Bark Drive, Natrona Heights, PA 15065 requesting an interpretation and special exception to Sections 300-42.A (7) and 300-43.B (1) Business Districts on property identified as 3048 Leechburg Road, tax map # 17-03-16, parcels 37, 38 and 39, zoned C-1. Mr. and Mrs. Coury were both present and were sworn in. The owner of the property in question is Ron Valasek and there is an agreement for the sale of the property. Mr. Nedley informed the board that Mr. Coury has been before the Planning Commission who support this endeavor. A site plan was submitted with his proposal. Chairman Guido read the letter from Chairman Ray Rieser. Tony Males of Alpha Engineering who is representing Mr. Coury was sworn in and testified in his behalf. Mr. Coury will use the property to store the equipment needed for his business. A plot plan was provided as well as photographs depicting the area in question. Mr. Coury intends to keep the landscaping from the golf course in place and act as a buffer from the road, however, the golf course will not be operational. The metal garage will remain and provide additional storage for equipment. Mr. Nedley stated there is more than adequate parking. There was no one in attendance wishing to testify. Motion by Mr. Millburn, second by Mr. Stapinski to close testimony. All in favor. Motion by Mr. Millburn, second by Mr. Stapinski to grant the variance of the special exception and the variance of the height. All in favor. Motion approved.

ADJOURNMENT:

With no further business, a motion was made by Mr. Millburn, second by Mr. Stapinski to adjourn the meeting at 7:34 PM. All in favor.

George Guido, Chairman
John Millburn, Secretary