

The City of Lower Burrell **Zoning Hearing Board** held a public hearing on Monday, March 16, 2020 at 7:00 p.m. in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present were George Guido, Charles Stapinski, John Millburn, Public Safety Director Councilman Joseph Grillo, Ordinance Officer Michael Nedley, and Court Reporter Julie Gerano. Absent were John Kamarados and Charles Markle,

APPROVAL OF MINUTES: Motion by Mr. Millburn, second by Mr. Stapinski to approve the minutes of the November 16, 2019 meeting and the February 17, 2020 meeting. All in favor. Motion approved.

CORRESPONDENCE:

Ray Rieser, Chairman Lower Burrell Planning Commission – March 16, 2020
State Ethic Forms

OLD BUSINESS:

None

NEW BUSINESS:

607 - Adam and Danielle Trinciante of 3084 Mintwood Drive, Lower Burrell requesting a special exception to Article 300-42 A (1) Apartment and Commercial Use on property identified as 2946-2948 Leechburg Road, tax map # 17-03-15-0-273, zoned C-1.

Mr. Trinciante was present. Mrs. Trinciante was unable to be at the meeting. Mr. Nedley gave the following background: Mr. Trinciante is requesting to install an apartment in an existing commercial building that currently houses a barber shop and a dog groomer. This is considered a special exception. Mr. Trinciante has appeared before the Planning Commission on February 19, 2020. They are supporting the request.

Mr. Trinciante was sworn in. The space is large enough for a three-bedroom, two-bath apartment. Parking was discussed and would need to be reviewed by the engineer and Mr. Nedley. Mr. Trinciante plans on repaving the front parking lot and spaces in the back. Mr. Trinciante presented both a site plan and an architectural plan. There were four overhead photographs depicting the location in question presented. There was no one present who wished to render testimony. Motion by Mr. Millburn, second by Mr. Stapinski to close testimony. All in favor. Approved. The City of Lower Burrell Planning Commission on February 19, 2020, Mr. Trinciante appeared to request approval to add an apartment to the existing building at 2946-2948 Leechburg Road. A letter of support of recommendation addressed to the Zoning Hearing Board was presented. The Planning Commission voted in support of Mr. and Mrs. Trinciante.

Motion by Mr. Stapinski, second by Mr. Millburn to approve the request described in Petition # 607. All in favor. Approved.

ADJOURNMENT:

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

George Guido, Chairman
John Millburn, Secretary