

The City of Lower Burrell **Zoning Hearing Board** held a public hearing on Monday, February 20, 2023 at 7:00 p.m. in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present were Board members George Guido, John Millburn, Charles Stapinski, John Kamarados, and Joseph Czemerda, Community Development Officer Mark Marmo, and Julie Casella, Court Reporter. Absent was Public Safety Director Councilwoman Brandy Grieff.

Chairman Guido introduced Mr. Joseph Czemerda who replaced Mr. Charles Markle as a member of the Zoning Hearing Board. Mr. Czemerda was sworn in by Mayor John Andrejczik.

APPROVAL OF MINUTES: Motion by Mr. Millburn, second by Mr. Stapinski to approve the minutes of the January 16, 2023 meeting. All in favor. Motion approved.

CORRESPONDENCE:

Letter from Ray Rieser dated February 13, 2023.

OLD BUSINESS:

None

NEW BUSINESS:

#614 – Christopher and Kayce Berdine of 1270 Havelock Ave., Pittsburgh, PA 15234 requesting a variance to Article V sections 300-41 A. (28) Permitted Uses and 300-42 A. (1) Special Exception Uses on property identified tax map 17-05-00-0-060, zoned C-2.

The owner of the property, Jay Sluss gave permission for Mr. and Mrs. Berdine to testify. It was explained that the request of the Berdine's is allowable and permissible under the ordinances yet requires Planning Commission and Zoning Hearing Board review. Building a single-family dwelling on this property will allow them and their three children to move closer to family. The applicant submitted a series of sketches formulating a site plan to the Board for their review. The owner of the property, Mr. Jay M. Sluss of 162 Sluss Lane appeared before the Lower Burrell Planning Commission on January 18, 2023 to propose the simple subdivision of nearly five acres on the property. Mr. Sluss wishes to sell five acres of the 19 acres that he owns and the Planning Commission felt there were no problems with frontage and the plan conforms to all setbacks. There are no problems with ingress and egress of this property.

Motion by Mr. Millburn, second by Mr. Kamarados to close testimony. Motion by Mr. Stapinski, second by Mr. Millburn that the Berdine's proceed with building their home and to grant the request for a variance with the condition that the homeowner or subsequent homeowner does not store any explosives or flammable materials on the premises. All in favor.

ADJOURNMENT:

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

George Guido, Chairman
John Millburn, Secretary