

The North Strabane Township Zoning Hearing Board met in regular session on Wednesday, February 3, 2010 at the Municipal Building, located at 1929 Route 519, Canonsburg, PA 15317.

Attending this session

W. Patric Boyer, Chairperson
Richard Murphy, Vice Chairperson
Robert Shader, Secretary
Steve Bilko, Member
Walter LeMunyon, Alternate Member

Absent from this session

Peter Elish, Member

Also attending this session

Candie Yerkey, Court Reporter
Margaret Householder, Stenographer

APPROVAL OF
MINUTES OF
DECEMBER 2,
2009 AND
JANUARY 13, 2010
HEARTLAND
HOMES,
VARIANCE ON
SIDE YARD

Motion by Shader, seconded by Boyer to approve the minutes of the meetings of December 2, 2009 and January 13, 2010.

Motion carried, all members present voting yes.

This is an application of Heartland Homes, 101 Commerce Boulevard, Lawrence, PA 15055, requesting a variance to Section 1706, 2, c. relating to yardage.

Location is Lot 113, Unit A in the Foxchase Plan of Lots. Lot size is 12,320 square foot (Lot 113). Present use is dwelling. Zone district is R-3. Present improvements upon land – townhouse building, to remain. Proposed use is dwelling.

I believe the Board should approve this request because: a field error occurred when setting the structure on the lot. No previous application has been filed. Applicant is the owner. Approximate cost of work involved – N/A.

Following are the names and addresses of owners of property within 300 feet:

Rita Mehta	624 Hunting Creek Road
Clara Fink	622 Hunting Creek Road
Brad Foster	620 Hunting Creek Road

Ryan and Kristi O'Rourke	618 Hunting Creek Road
Charlie and Donna Becker	616 Hunting Creek Road
Sherry Mancini	614 Hunting Creek Road
Joe Gazarik	612 Hunting Creek Road
Denise Bagnato	610 Hunting Creek Road
Joel Hinton	608 Hunting Creek Road
Karen Criss	601 Hunting Creek Road
Tiffany Barney	603 Hunting Creek Road
David Kovalcik	605 Hunting Creek Road
Matthew Peresie	607 Hunting Creek Road
Shawn and Mia Arlet	609 Hunting Creek Road
Don Shorts	611 Hunting Creek Road
Jerry Cardelli	613 Hunting Creek Road
Peter Lauterbach	615 Hunting Creek Road
Linda Kountz	617 Hunting Creek Road
Tammy Elliot	621 Hunting Creek Road
Kathleen Musial	623 Hunting Creek Road
Eugenia Brandemarte	625 Hunting Creek Road
Eric and Sara Fagley	629 Hunting Creek Road

The fee was paid and the hearing was advertised on January 20 and January 27, 2010.

Matt Cramer, representative of Heartland Homes, is here on their behalf this evening.

Boyer Please come forward and tell us what you want and why you need our help.

Cramer We need a variance because we made a mistake in the field, and set the building too close to the adjoining building. Forty feet was required, and we are at 38.01 feet.

Boyer So you need about a two foot variance. Was it a surveying error?

Cramer No, the survey was correct. It was a field error.

Boyer Do you gentlemen have any questions?

(no response)

MOTION You're asking for what is called a de minimis variance, two feet over the 40 foot length is not that much, and since it was an error, and you're conceding to that error, I make a motion that we grant a variance of two feet with regard to the field error committed by Heartland Homes.

Is there a second?

Shader I'll second.

Motion carried, all members present voting yes.

ADJOURNMENT There being no other business, is there a motion for adjournment?

Murphy I'll make that motion.

Bilko I'll second.

Motion carried, all members present voting yes, and the meeting was adjourned at 7:04 P.M.

W. Patric Boyer, Chairperson

Robert Shader, Secretary

FOR
INFORMATION
PURPOSES

Dan George is present this evening for information purposes regarding a continuation of an existing use of the parcel owned by his mother, Margaret George located at 884 Linden Road. Dan George has an excavating business, which he operates from 884 Linden Road, and wishes to continue to do so.