

The North Strabane Township Zoning Hearing Board met in regular session on Wednesday, February 2, 2011 at 7:00 P.M. at the Municipal Building, located at 1929 Route 519, Canonsburg, PA 15317.

Attending this session

W. Patric Boyer, Member
Richard Murphy, Member
Robert Shader, Member
Elizabeth Fitzanko, Alternate
Walter LeMunyon, Alternate

Absent from this session

Steve Bilko, Member
Peter Elish, Member

Also attending this session

Candie Yerkey, Court Reporter
Margaret Householder, Stenographer

APPROVAL OF
MINUTES OF
JANUARY 5, 2011

Motion by Shader, seconded by Boyer to approve the minutes of the meeting of January 5, 2011. Motion carried, all members present voting yes, and the minutes were approved as presented.

REORGANIZATION
CALL FOR A
MOTION FOR
CHAIRPERSON

Motion by Murphy, seconded by Shader to nominate Pat Boyer as Chairperson for 2011. Motion carried, all members present voting yes.

CALL FOR A
MOTION FOR VICE
CHAIRPERSON

Motion by Murphy, seconded by Boyer to nominate Bob Shader as Vice Chairperson for 2011. Motion carried, all members present voting yes.

CALL FOR A
MOTION FOR
SECRETARY

Motion by Shader, seconded by Boyer to nominate Steve Bilko as Secretary for 2011. Motion carried, all members present voting yes.

CALL FOR A
MOTION FOR
MEETING DAY
AND TIME

Motion by Boyer, seconded by Shader to set the meeting day and time for the first Wednesday of each month at 7:00. Motion carried, all members present voting yes.

ADMINISTER
OATH

At this time the oath is administered to all those who wish to give testimony this evening.

HEARING

Application of Debra Klingensmith, requesting special exception for accessory dwelling

This is an application of Debra Klingensmith, 1125 Vista Hill Road, Canonsburg, PA 15317, requesting a special exception to Article 27, Section 401, subsection C.(2c). Location is 505 Christy Road, Eighty Four. Lot size is 10 acres. Present use is dwelling. Zone district is A-1. Present improvements upon land – home/barn/shed. Proposed use is build new home.

I believe that the Board should approve this request because: want to keep the smaller home for my elderly parents. Both have health issues. They can live on their own but need assistance.

No previous application has been filed. Applicant is the owner. Approximate cost of work involved is 400,000.00.

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

- Ed Janusey 7 Shepherd Lane, Eighty Four
- Bob Berry 64 Robert Lane, Canonsburg
- Elizabeth Saxon-Erikson 537 Christy Road, Eighty Four
- Barbara Powell P.O. Box 4571, Eighty Four
- James Schollaert 460 Christy Road, Eighty Four

The fee was paid and the hearing was advertised on January 19 and January 26, 2011.

Boyer Please come up and tell us what you want to do and why you need our assistance. I understand this is a special exception?

Householder Yes.

Klingensmith I'd like to keep the two-bedroom ranch that exists today, and my husband and I would like to build another house. The plan that we have that we'd like to have is to move my parents into the house. My parents have issues. I won't tell you the whole story, but my mom has a brain tumor. She doesn't drive, and it would just be easier.

Boyer They would live in the ranch?

Klingensmith Yes, ultimately. The plan is to get the house up, our house, first, and then make improvements to that house.

Boyer Margie, this is a special exception. This is an A-2 district?

Householder A-1.

Boyer Do any Board members have any questions?

(No response)

MOTION I'll make the motion that we approve the special exception of an accessory dwelling, consistent with what we had discussed here this evening.

Klingensmith Thank you.

Shader Second.

Motion carried, all members present voting yes.

Robert Berry I sold the property to her. I have no problems with it.

ADJOURNMENT Motion by Shader, seconded by Boyer to adjourn the meeting, all business being concluded. The motion carried, all members present voting yes, and the meeting was adjourned at 7:10 P.M.

W. Patric Boyer, Chairperson

Steve Bilko, Secretary