

August 15, 2016

**FINDLAY TOWNSHIP ZONING HEARING BOARD**  
**REGULAR MEETING MINUTES**

**CALL TO ORDER**

Mr. Patterson, Chairman, called the meeting to order in the Main Conference Room at the Findlay Township Municipal Building, 1271 Route 30, Clinton, PA.

**ROLL CALL & DECLARATION OF QUORUM**

*MEMBERS PRESENT:* Tony Patterson, Chairman

*OTHERS PRESENT:* Cynde Harris, Zoning Secretary

**MINUTE APPROVAL**

With a lack of quorum, no minutes were reviewed or approved.

**OLD CASES:**

None.

**NEW CASES:**

Hearing No. 16-04: Nicholas Gialloreto is requesting an Accessory Structure Setback Variance from Section 117.317.6.2. of the Zoning Ordinance to install a 192 square foot shed less than 10 feet from the property line at 431 Bryan Drive, Coraopolis, within the Medium Density (MDR) Zoning District.

Mr. Gialloreto requested Mr. Patterson render a decision as the Hearing Officer on this application.

Ms. Harris read from Mr. Caruso's July 27, 2016 review letter indicating the applicant was requesting to install a 12' x 16' shed that would be five feet from the rear and side property lines. With reference to site plan requirements, there were no outstanding items. Ms. Harris indicated that all the neighbors within 200 feet had been notified. One neighbor did stop in to question the plan but did not have a problem with the location of the shed.

Mr. Gialloreto indicated that he spoke with his neighbors and no one seemed to have a problem. Mr. Gialloreto explained that he had already started the foundation for the shed in this location and noted it was placed there for storage but the location was selected so they could continue to utilize the rest of their yard.

After review, and hearing no other comments, Mr. Patterson made a Motion to approve the Accessory Structure Setback variance as requested.

Hearing No. 16-05: Michael Cain, representing TC House Inc., is requesting an Accessory Structure Variance from Section 117.316.2.2. of the Zoning Ordinance to install an 11'6" diameter gazebo at the property line in the rear yard. The property is located at 121 Oakwood Lane, Imperial, within the Village (VLD) Zoning District.

Mr. Cain and Mr. Steve McGough, both representing TC House Inc., requested Mr. Patterson render a decision as the Hearing Officer on their application.

Ms. Harris read from Mr. Caruso's July 28, 2016 review letter, noting the applicant is proposing to construct an 11'-6" diameter gazebo in the rear yard with no setback from the property line. Regarding the requirements for the site plan, there were no outstanding items. Ms. Harris indicated that all neighbors within 200 feet of the property were notified. One resident did stop into the Township office to review the plan, but was only concerned if the gazebo were proposed for the front yard.

Mr. Cain indicated that the gazebo was being donated to TC House, residential housing for special needs adults. The only level location for the gazebo is in the northeast corner of the rear yard as the balance of the rear yard is sloped. At Mr. Patterson's questions, Mr. Cain indicated that the gazebo would be dropped into place and there would be no foundation installed, so the gazebo could be moved if necessary. It was noted that there is a path that goes to the detention pond along the side of this property and that path would still be able to be utilized. Mr. Cain and Mr. McGough presented brochures of the gazebo. Ms. Harris and Mr. Cain indicated that residents of the TC House would be using the gazebo for a quiet meeting place with their families. The residents would also be interested in opening the gazebo up for any of the neighbors that would like to use it as well.

Ms. Harris noted that the gazebo would be located on a municipal sanitary sewer easement. Ms. Harris read into record correspondence received from Jason Orsini, Manager of the Findlay Township Municipal Authority giving permission of the placement of the gazebo along the 20 foot sanitary sewer easement with the understanding that there will be no permanent sub-structure and the gazebo will be placed on gravel.

After review, Mr. Patterson made a Motion to approve the Accessory Structure Setback Variance for the proposed location of the gazebo as the topography of the lot does not lend itself to a location that would meet the setback requirements.

#### **OTHER BUSINESS**

None.

#### **ADJOURNMENT**

With no further business, Mr. Patterson made a Motion to adjourn the meeting. The meeting was adjourned at 7:19 p.m.

Submitted by:  
Cynde Harris  
Secretary

Adopted: November 21, 2016