

**MINUTES – ZONING HEARING BOARD
SEPTEMBER 24, 2015**

CALL TO ORDER

Vice-Chairman Halleran called the meeting to order at 7:30 p.m. with the following members in attendance: Mr. Quatchak and Mr. Edwards. Land Use Administrator Bruce Betty and Mrs. Lopus, Secretary, were also present.

All who wished to give testimony at this meeting were sworn in by Mr. Halleran.

**APPEAL #1836
DON AND NANCY HAMPTON
8261 COACH COURT**

Land Use Administrator Betty stated that the applicant is Don and Nancy Hampton and the property is located at 8261 Coach Court. The property is zoned R-2 (One and Two Family Residential), the lot measures .4 acres and contains a single family dwelling. The proposal is to construct an attached garage with a porch above. The request is a five (5) foot rear yard variance from Section 1317.02(d) of the Town of McCandless Codified Ordinances which indicates the rear yard depth must be a minimum forty (40) feet in an R-2 zoned district.

Mr. Russell Rossero, Contractor, of 404 Bear Run Drive, said he is asking for a five (5) foot rear yard variance to construct the garage with a porch above. Mr. Betty said this addition is attached to the house via a walkway on the second floor. The proposal is to have a garage on the bottom with a covered porch above it. Mr. Betty said you would not need a variance if they put the addition up against the house but the property owner wants the five foot sidewalk gap so that she can walk from the basement and go in either direction or into the garage. The homeowner wants to maintain the five feet and get a little bit of light into the basement. The five foot breezeway is not covered. Mr. Betty distributed pictures of the property line and directly behind the property is a church. There is quite a distance between the pastor's house and this addition. Two neighbors on either side submitted letters and they have no concern with the addition. Mr. Rossero said it will be eight (8) feet from finished floor to the roof.

Motion was made by Mr. Quatchak to approve Appeal #1836 to grant a five (5) foot rear yard variance to construct an attached garage and a porch above. Motion was seconded by Mr. Edwards and unanimously granted.

MINUTES APPROVAL

Motion was made by Mr. Quatchak and seconded by Mr. Halleran to approve the minutes of the August 27, 2015 Zoning Hearing Board meeting. The minutes were unanimously approved.