

February 15, 2018

Zoning Case: Z01-18

**Thomas & Beverly Heitzer**  
**1857 Saxonburg Blvd.**  
**Tarentum, PA 15084**

**Attendees:** Sean Parkinson, George Hollibaugh, Scott Woloszyk, James Smullen, and Neil Tristani

**Absent Member(s):** Joseph Gizienski

**Other Attendees:** William Payne, Code Enforcement Officer  
Patrick Cassetti, Solicitor

Variance: From requirements of Ordinance No. 394: Article V, Section 5.5.3

Property is zoned C-2 (Highway Commercial District)

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**Case Z01-18:** Represented by property owner, Beverly Heitzer

Seeking a dimensional variance to construct a garage with a 15 foot side yard. A 25 foot side yard setback is required in a C-2 zone.

Mrs. Heitzer explained that the optimal site for the garage is the side of the property where the existing driveway is placed. The property has water issues which limits where the garage could be placed. Mr. Tristani questioned about their shed that is over the property line into the neighbor's property. The Heitzer's have discussed this with the neighbor who has no problem with the shed's placement. Original garage was to measure 44 feet which was reduced to 34 feet to fit in the space with a 15 foot setback.

Mr. Cassetti questioned if they know the cost if driveway is located on other side of property. Mrs. Heitzer did not have dollar amount as they never even looked into a new driveway. Cost of garage is approximately \$50,000.

Public comment for or against this project:

- Mr. James Krieg property owner of 1847 and 1845 Saxonburg Blvd. – agrees with Mrs. Heitzer's statement of water issues on property as the water problem crosses his property. Can understand why driveway would not be placed on other side of property. Has no objection for the garage.
- Bill Payne – used to live across the street from 1857 Saxonburg Blvd. and agrees that there is a water issue and the feasible location is the proposed site for the garage.

First motion by Mr. Smullen and second motion by Mr. Woloszyk to **GRANT the dimensional variance** of 10 feet to construct a garage at 1857 Saxonburg Blvd. Variance will create a 15 foot side yard. Voting was unanimous.