

APPROVED AUGUST 7, 2023



**THORNBURY TOWNSHIP
DELAWARE COUNTY
ZONING HEARING BOARD**

6 Township Drive
Cheyney, PA 19319-1020

Scott Cannon, Chairman
George Morley
Vince Iannello
Laura O'Brien, Alt.
Mike Imms, Esq.

**MINUTES
Thornbury Township Zoning Hearing Board
Monday, April 10, 2023**

The Thornbury Township Zoning Hearing Board held 2 public hearings Monday, April 10, 2023 at the Township Building.

PRESENT: Scott Cannon, Chairman Tom Corcoran, Court Reporter
Vince Iannello, Esq., Vice-Chair.
George Morley
Mike Imms, Esq.

ABSENT: 0

MEMBERS OF PUBLIC: 8

Mr. Cannon called the meeting to order at 7:00 and reviewed the agenda, as follows:

AGENDA

1. SALUTE TO THE FLAG
2. PUBLIC COMMENT
3. APPROVAL OF MINUTES: March 6, 2023
4. HEARING #1: 3-2023, BELASHOV, 372 Glen Mills Rd.
HEARING #2: 4-2023, DEGOTHSEIR, 30 L'Enfant Ct.
5. ADJOURNMENT

1. **SALUTE TO THE FLAG:** Mr. Cannon led the salute to the flag.
2. **PUBLIC COMMENT:** There were no comments from the public.
3. **APPROVAL OF MINUTES: March 6, 2023:**
MOTION: *On a motion by Mr. Cannon and seconded by Mr. Morley, all members approved the Zoning Hearing Board's March 6, 2023 minutes as presented.*
4. **HEARING #1:**
3-2023, BELASHOV
372 GLEN MILLS ROAD

Present: Michael Belashov, the applicant

Testimony was taken by the court reporter, Thomas Corcoran.

The following exhibits were entered into the record:

T-1: Proof of Posting

T-2: Proof of Publication

A-1: Site Plan

A-2: Proposed Garage Plan

Public Comment:

James Bulkley, 15 Skyline Dr., (Planning Commission member) noted the importance of stormwater management.

William Clinger, 378 Glen Mills Rd., had no objection to the garage addition.

Lee Weersing, 370 Glen Mills Rd. had no objection to the garage addition.

At 7:30 the members left the room for an executive session, and returned at 7:40.

MOTION: *On a motion by Mr. Iannello and seconded by Mr. Morley, all members voted in favor of granting the variance to allow the two-car, two-story garage to be constructed 15 ft. from the side boundary, conditioned upon:*

- 1. The garage shall be located so the front of the garage is behind the existing house;*
- 2. The entire garage is to be used for residential storage only and shall not be used for the storage of any commercial equipment or items;*
- 3. No one is permitted to reside in the garage;*
- 4. The applicants must obtain all necessary approvals and permits required for construction of the garage; and*
- 5. The garage must be constructed in substantial conformity to the evidence submitted at the hearing.*

HEARING #2:

4-2023, DEGOTHSEIR

30 L'ENFANT CT.

Present: William DeGothseir, the applicant

Testimony was taken by the court reporter, Thomas Corcoran

The following exhibits were entered into the record:

T-1: Proof of Posting

T-2: Proof of Publication

A-1: Plan of lot with renderings

A-2: Tall Trees Homeowners Request

A-3: Proposal from Keystone Custom Deck

A-4: Contract with Keystone Custom Deck

Public Comment:

James Bulkley, 15 Skyline Dr., (Planning Commission member) had no objection to the new deck.

Jay Neilon, 49 and 35 Skyline Dr. had no objection to the new deck.

At 8:08 the members left the room for an executive session, and returned at 8:25.

MOTION: *On a motion by Mr. Iannello and seconded by Mr. Morley, all members voted in favor of granting a variance from the minimum required rear yard and impervious coverage, conditioned upon:*

- 1. The applicant is limited to removing the current deck and constructing a larger deck not less than 17 ft. from the rear boundary line;*
- 2. A variance is granted to permit the impervious coverage to be 37% of the lot area;*
- 3. The Applicant shall install rain spouts on the proposed roof over the deck and direct the water from the roof to under the deck for infiltration into the soil; and*
- 4. That the Applicants construct the deck in substantial conformity with the evidence provided, that no side walls other than screening are ever constructed and the Applicants obtain all necessary building and Township approvals and permits before construction begins.*

5. ADJOURNMENT:

MOTION: *On a motion by Mr. Morley and seconded by Mr. Iannello, all members voted to adjourn at 8:30 p.m.*

Respectfully submitted,

Deborah Zitarelli, Secretary
Zoning Hearing Board

cc: Zoning Hearing Board Members
Board of Supervisors
Kenneth D. Kynett, Esq.
Jeffrey Seagraves, Township Manager

Michael Imms, Esq.
Geoff Carbutt, Twp. Secty.
Suzanne Howat, Bookkeeper