

**SUMMIT TOWNSHIP ZONING HEARING BOARD**  
**Regular Business Meeting**  
**Tuesday, November 22, 2016**

The Summit Township Zoning Hearing Board Regular Business Meeting, as advertised, was called to order by Chairman David Zamierowski at 7:00 p.m. Present at the meeting were board members Duane Hudak, Gerald Rohan and Alternate Board Member Robert Stewart, as well as Solicitor Edward Betza, Zoning Administrator Nathan Miller, Stenographer Cecelia Muhanna and ten (10) interested persons.

Those offering testimony were sworn in.

Following discussion, as taken in transcript by Stenographer Muhanna, motion was made by Duane Hudak, seconded by Gerald Rohan, to Grant the Variance to Summit Township Zoning Ordinance, Table 310.3, Section 400.23, as requested by Ark Hospitality, LLC, 8040 Perry Highway, Parcel ID No. 40-12-66-7.01. Thereby granting their variance request to waive the five (5) year ownership requirement in the B-1 (Business) District, in order for any family member to construct a single-family dwelling on the property.

Vote: 3/0

Following discussion, as taken in transcript by Stenographer Muhanna, motion was made by Duane Hudak, seconded by Gerald Rohan, to Grant the Special Exception Use to Summit Township Zoning Ordinance, Table 310.3, Section 400.23, as requested by Ark Hospitality, LLC, 8040 Perry Highway, Parcel ID No. 40-12-66-7.01. Thereby granting their petition to permit a single-family dwelling on this property in the B-1 (Business) District.

Vote: 3/0

Following discussion, as taken in transcript by Stenographer Muhanna, motion was made by Gerald Rohan, seconded by Duane Hudak, to Grant the Variance to Summit Township Zoning Ordinance, Section 305–A.E, as requested by Frank & Cynthia Macko, 2802 Dorn Road, Parcel ID No. 40-19-82.3-25. Thereby granting their variance request to reduce the rear yard setback by 7 feet from the required 30 foot rear yard setback, in order to construct an 8'x12' rear deck off the existing single-family dwelling. This creates a new rear yard setback of 23 feet on this property in the R-2 (Residential) District.

Vote: 3/0

Following discussion, as taken in transcript by Stenographer Muhanna, motion was made by Dave Zamierowski, seconded by Duane Hudak, to Grant a Variance to Summit Township Zoning Ordinance, Section 509, as stipulated by the Zoning Hearing Board and agreed upon by Hawthorne Drive Real Estate, LLC, 8165 Hawthorne Drive, Parcel ID No. 40-17-73-19.09. Thereby granting a variance to reduce the number of off-street parking spaces required for their proposed automated manufacturing facility development from 96 to 14, with a condition that sixty (60) parking spaces be land-banked until such time Summit Township would deem they are necessary to be provided on-site. This is a variance of 82 off-street parking spaces.

Vote: 3/0

**ROLL CALL**

**ARK HOSPITALITY**

- **VARIANCE**
  - **Section 400.23(a)**  
**GRANTED**

**ARK HOSPITALITY**

- **SPECIAL EXCEPTION**
  - **Section 400.23**  
**S.F. Dwelling in**  
**B-1 District**  
**GRANTED**

**FRANK & CYNTHIA MACKO**

- **VARIANCE**
  - **Rear Yard Setback**  
**GRANTED**

**HAWTHORNE DRIVE REAL ESTATE**

- **VARIANCE**
  - **Off-Street Parking**  
**GRANTED**  
**w/condition**

Following discussion, as taken in transcript by Stenographer Muhanna, motion was made by Gerald Rohan, seconded by Duane Hudak, to grant a Variance to Summit Township Zoning Ordinance, Section 606.3, as requested by Fern Court Partnership, 7520 Peach Street, Parcel ID No. 40-1-16-85. Thereby granting their variance request to permit the cross-parking (location of the parking area) of 15 spaces, for their proposed restaurant expansion, on the adjoining Golden Corral Property, Parcel ID No. 40-1-16-85.01, with the condition that a cross-walk be added across the Marginal Access Way that runs between the two properties.

**FERN COURT  
PARTNERSHIP**  
• **VARIANCE**  
• **Cross-Parking  
GRANTED  
w/condition**

Vote: 3/0

The meeting was adjourned at 8:00 P.M.

**ADJOURNMENT**

Respectfully submitted,



Nathan R. Miller  
Zoning Administrator  
11/28/2016