

**Meeting Minutes**  
**State College Zoning Hearing Board**  
**Regular Meeting**  
**Tuesday, February 9, 2016**

The State College Zoning Hearing Board met on Tuesday, February 9, 2016. Chairman Stan Lembeck called the meeting to order at 12:00 p.m.

Members in Attendance: Stan Lembeck, Rosalie Bloom-Brooks, Lee Lowry, and Donna Queeney.

Others in attendance: John Wilson, Zoning Officer; Jeff Stover, Board Solicitor; and Sarah Smith, Recording Secretary.

Public Hour - Hearing of Citizens: There was no one present in the audience who wished to discuss items not on the agenda.

Chairman Lembeck moved on to discuss the Decision for the hearing request of Colin Horton and Cindy Parsons, the owners of the property at 336 Ridge Avenue. The property is located in the R-2 district, and the owners sought a variance from Section 602.c (Front Yard Depth). The owners proposed to cover an existing stoop that encroaches into the front yard setback. The Board reviewed the Decision, made minor changes and discussed the document. Ms. Smith will make the corrections and edits to the Decision and it will be distributed to the parties. The Board voted to accept the Decision as corrected and the vote was unanimously in favor. The Decision was to grant a variance of a one foot dimensional variance from the 30 foot front yard setback in order to construct a protective hood over the existing six foot deep patio in front of the Applicants' front door. The corrected Decision is attached and made part of these minutes.

Chairman Lembeck noted that he delivered a letter to the Borough Council. The letter was regarding the actions from the reorganizational meeting. Mr. Lowry stated that normally there is a summary of actions from the previous year that was presented to Borough Council and inquired about the status of that summary. Mr. Wilson stated that he would prepare the summary and have it ready for the next meeting.

Mr. Wilson briefly reviewed the upcoming meetings with one hearing to be held on February 23 and one hearing on March 8.

Finally, Mr. Wilson discussed the second request from the previous hearing. He stated that staff had been requested to send a letter to the Wagners regarding the requirement to relocate or remove the shed and he had sent out the requested letter giving the Wagners until April 9, 2016 to remedy the situation.

There was no further business and the meeting ended at 12:13 p.m.

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Respectfully submitted,  
Sarah E. Smith