

**SOUTH STRABANE TOWNSHIP  
ZONING HEARING BOARD  
REGULAR MEETING MINUTES**

**MARCH 14, 2022**

**APPROVED MEETING MINUTES**

On Monday, March 14, 2022 at 6:00 p.m., after due advertisement according to law, a public meeting of the Zoning Hearing Board (“ZHB”) was held at the South Strabane Township Municipal Building (550 Washington Road, Washington, PA 15301) and the following were present:

Art Sullivan, Chairperson  
James Stewart, Vice-Chair  
Michele Tysiak

Also Present

Jim Sutter, Assistant to the Township Manager  
Michael Cruny, ZHB Solicitor  
Sheila Rozanc, Stenographer

**1. PLEDGE OF ALLEGIANCE**

Chair Sullivan lead the Pledge of Allegiance

**2. APPROVAL OF THE ZONING HEARING BOARD MEETING MINUTES – JANUARY 10, 2022**

Chair Sullivan moved to approve the January 10, 2022 Meeting Minutes as presented. Mr. Stewart seconded the motion. The motion passed on a unanimous voice vote.

**3. ADMINISTRATION OF OATH**

Ms. Rozanc administered the oath to those in attendance.

**4. PUBLIC HEARING: CONSIDERATION OF AN APPLICATION FROM WILLIAM J. DINGLE FOR THE PROPERTY LOCATED AT 87 COLONIAL HEIGHTS BOULEVARD IN THE R-3 ZONING DISTRICT SEEKING A VARIANCE FROM SECTIONS 245-40F(3) AND 245-40C OF THE ZONING CODE REGARDING THE MINIMUM SIDE YARD FOR ACCESSORY STRUCTURES AND MAXIMUM LOT COVERAGE IN THE R-3 ZONING DISTRICT**

Chair Sullivan introduced the item. On January 6, 2022 the Township received an Application for Zoning Variance from William J. Dingle (“Applicant”), seeking a variance from the Township for the property located at 87 Colonial Heights Boulevard (“Property”), further identified as Parcel No. 600-004-06-03-0003-00, in the R-3 Zoning District. Specifically, the Applicant requested a variance from Section 245-40F(3) regarding the minimum side yard for accessory structures in the R-3 Zoning District. As a result of Staff’s review and analysis, it was determined the Applicant will also require a variance from Section 245-40C regarding maximum lot coverage in the R-3 Zoning District.

The Property is located in the Colonial Heights neighborhood across from an entrance drive to Washington Hospital. The Property is approximately 0.155 acres in size and improved with a two-story brick house with a covered front porch and a covered rear porch. The Applicant proposes to enlarge the existing rear porch by 315% from 99 square feet to approximately 411 square feet.

The rear porch encroaches on the minimum side yard setback of the eastern side of the Property and is therefore an existing nonconforming structure. According to the Code, a nonconforming structure may be enlarged if not creating additional nonconformities. However, the proposed alteration does this by encroaching on the side yard setback on the western side of the Property and increasing the maximum lot coverage.

Chair Sullivan noted the Applicant's submission is comprehensive and asked if there was anything else they wished to include in their request. Mr. William Dingle and Ms. Doreen Dingle stated they had nothing to add. Mr. Michael Sherrieb, resident of 95 Colonial Heights Boulevard and neighbor of the Applicant, offered a statement of support for the request. Mr. Sherrieb stated no homes in the area conform to the standards of the R-3 Zoning District. He stated a denial of the request would deprive the Applicant of the full use of the Property. He reiterated his support of the application and urged the ZHB approve the request.

Solicitor Michael Cruny read the following items into the record:

- Exhibit A – Application for Zoning Variance received January 6, 2022;
- Exhibit B – Proof of advertisement in the February 28 and March 7, 2022 editions of the Observer-Reporter;
- Exhibit C – Copy of letter dated February 28, 2022 sent to neighboring property owners;
- Exhibit D – Section 245-40 of the Code in full and Sections 245-9 & 245-195 of the Code in part;
- Exhibit E – Staff memorandum to ZHB dated March 9, 2022;
- Exhibit F – Washington County Tax Assessment confirming the Applicant's ownership of the Property; and
- Exhibit G – Email from Linda Kelley, resident of 73 Colonial Heights Boulevard, expressing support of the application.

Chair Sullivan moved to enter Exhibits A-G into the record. Ms. Tysiak seconded the motion. The motion passed on a unanimous voice vote.

Chair Sullivan moved to approve the application from William J. Dingle for the property located at 87 Colonial Heights Boulevard in the R-3 Zoning District seeking a variance from Sections 245F(3) and 245-40C of the Zoning Code regarding the minimum side yard for accessory structures and maximum lot coverage in the R-3 Zoning District to allow the Applicant to enlarge the existing rear porch in such a way that it encroaches on the side yard setback of the western side of the Property by 7.5 feet to come within 7.5 feet of the property line and increases the total lot coverage of the Property to 26.6%. Ms. Tysiak seconded the motion. The motion passed on a unanimous voice vote.

**5. PUBLIC COMMENT TIME**

The ZHB allocates a period of time during this item for those individuals who would like the opportunity to address the ZHB on any matter. Each person addressing the ZHB is asked to limit their comments to a maximum of three (3) minutes.

There were no comments from the public.

**6. ADJOURNMENT**

As there was no further business to come before the ZHB, Chair Sullivan moved to adjourn. Mr. Stewart seconded the motion and the meeting adjourned at 6:06 p.m.

Respectfully Submitted,

Brandon J. Stanick  
Township Manager / Zoning Officer