

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

SEPTEMBER 4, 2018

APPROVED MEETING MINUTES

1. ROLL CALL AND CALL TO ORDER

On Monday, September 4, 2018 at 7:01 P.M., after due advertisement according to law, a public meeting of the Zoning Hearing Board (ZHB) was held in the Municipal Building, 550 Washington Road, Washington, PA 15301 and the following were present:

Andrew Rembert, Chairman
James Stewart, Member
Art Sullivan, Member

James Barnes, Assistant Zoning Officer
Pat Smider, ZHB Solicitor
Brandon Stanick, Township Manager

Chairman Rembert administered the oath to those in attendance.

2. PUBLIC COMMENTS

There were no public comments.

3. ZHB MEETING MINUTES

Mr. Stewart moved to approve the minutes of the July 16, 2018 ZHB Meeting with corrections to typographical errors. The motion was seconded by Mr. Sullivan. The motion passed on a unanimous voice vote.

4. PUBLIC HEARING: to Consider the Application of William E., Jr. and Pamela M. Griffith of 2340 Timber Dr., Pittsburgh, PA 15241 for a Variance to Construct an LED Billboard at 1150 Washington Rd Located in the C-2 Zoning District

Chair Rembert stated that the application for this matter was withdrawn. Evidence of the applicant's request to withdrawal the application is on file at the Municipal Building.

5. PUBLIC HEARING: to Consider the Application of Michael McCain of 205 Woodside Dr. for Variances from the Front Yard and Side Yard Setback Regulations to Construct a Carport (accessory structure) Over the Existing Driveway at this Location in the R-1 Zoning District

Chair Rembert introduced this item noting that Mr. McCain was in attendance. He stated Mr. McCain is requesting a variance from the minimum front yard regulations of the R-1 Zoning District, as well as a variance from the minimum side yard setback regulations of the R-1 Zoning District, to construct a car port over the existing driveway at 205 Woodside Dr.

Mr. McCain distributed several photographs of the subject property portraying the desired location of the proposed carport. He stated the carport will be a wooden structure with shingles on the roof that match the existing house. The carport will be 24 ft. x 24 ft. in size, which is standard for a two-car garage.

A discussion concerning the encroachment into the front yard and the character of the neighborhood ensued. Mr. McCain could not confirm the exact measurement of the side yard setback from his property line.

Mr. McCain then read a prepared statement that addressed the standards for variance.

The ZHB entered into executive session at 7:30 p.m. and returned to the regular meeting at 7:37 p.m.

In reference to the Zoning Code, Chair Rembert read that no detached garage or storage structure accessory to a dwelling shall be located in the minimum required front yard (Section 245-172C(8)).

Mr. Sullivan moved to deny the request for variance from the minimum required front yard regulations and the minimum required side yard setback regulations of the R-1 Zoning District to allow for the construction of a carport at 205 Woodside Dr. Mr. Stewart seconded the motion. The motion passed on a unanimous voice vote.

The ZHB then reviewed and discussed a newly formatted Zoning Application prepared by Staff. It was the consensus of the group for the Township to immediately start using the new application.

6. ADJOURNMENT

As there was no further business to come before the ZHB, Mr. Sullivan moved to adjourn. Mr. Stewart seconded the motion and the meeting adjourned at 7:52 p.m.

Respectfully Submitted,

Brandon J. Stanick
Township Manager/Zoning Officer