

SOUTH STRABANE TOWNSHIP  
ZONING HEARING BOARD MEETING MINUTES  
APPROVED  
April 16, 2018

On Monday, April 16, 2018 at 7:00 P.M., after due advertisement according to law, a public meeting of the Zoning Hearing Board was held in the Municipal Building, 550 Washington Road. Chairman Andrew Rembert, Jim Stewart and Art Sullivan were present. Also present were Pat Smider, Solicitor, Brandon Stanick, Township Manager and Ellen Wallo, Recording Secretary.

Chairman Rembert administered the oath to the audience members wishing to speak at this meeting.

**PUBLIC COMMENTS**

There were no public comments.

**MINUTES**

Mr. Sullivan moved to approve the minutes of the March 19, 2018 Zoning Hearing Board meeting. The motion was seconded by Mr. Stewart and passed on a unanimous voice vote.

**A Public Hearing to consider the application of Michael Nicholas of 3081 East Maiden Street, Washington, PA 15301 for a Special Exception to allow for a Dog Day Care, Dog Boarding and two garage bays in a metal building on his property, Zoning District A-1.**

Mr. Nicholas was present and stated that he was withdrawing this application as this property is actually zoned R-2, not A-1 and dog day care and dog boarding are not allowed in the R-2 Zoning District.

**A Public Hearing to consider the application of Marc and JoMarie Giorgi of 100 Meyers Road, Washington, PA 15301 for a variance to allow a structure at this address to remain in place, Zoning District A-1.**

Mr. and Mrs. Giorgi were in attendance in support of this application.

Mr. Giorgi explained that the building permit application for this garage structure was submitted on March 23, 2016 and was approved the following day. There was a misunderstanding regarding the required setback: 50 feet was assumed to be from the center of Meyers Road. The contractor utilized an extra 5 feet to be conservative for a total of 55 feet from center. The right-of-way on Meyers Road was not clearly understood, so the detached garage is an estimated 12 feet in violation of Township regulations. There is no visual obstruction pulling out onto Meyers Road.

Mr. Giorgi stated that the garage has been in place for nearly two years and the setback was never previously questioned and had he known about it, he would have dealt with it much sooner. This issue was truly a misunderstanding and not a blatant disregard of Township regulations.

Mr. Sullivan asked if a survey was done at the time this property was bought. Mr. Giorgi stated a survey was not done.

Three neighboring property owners spoke in favor of granting this variance and allowing the garage to remain in place.

Mr. Sullivan moved to approve the application of Marc and JoMarie Giorgi of 100 Meyers Road, Washington, PA 15301 for a variance to allow a structure at this address to remain in place, Zoning District A-1. Mr. Stewart seconded the motion. The motion passed on a unanimous voice vote.

## **ADJOURNMENT**

Mr. Sullivan moved to adjourn the meeting at 7:30 P.M. Mr. Rembert seconded the motion. The motion passed on a unanimous voice vote.

Submitted by,

Ellen G. Wallo  
Recording Secretary