

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

August 11, 2020

APPROVED MEETING MINUTES

1. ROLL CALL AND CALL TO ORDER

On Tuesday, August 11, 2020 at 6:00 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:

Art Sullivan, Chairperson
James Stewart, Vice-Chair
Andy Rembert, Member

Township Manager Brandon J. Stanick
Assistant to the Township Manager Patrick Connors
Community Relations Intern Renna Wrubleski
Louise Moyer, Applicant

2. PUBLIC COMMENTS

No public comments.

Chair Sullivan administered the oath to those in attendance.

3. ZHB MEETING MINUTES

Mr. Rembert moved to approve the minutes of the June 9, 2020 Zoning Hearing Board meeting. Mr. Sullivan seconded the motion. The motion passed on a unanimous voice vote.

4. PUBLIC HEARING: Consideration of an Application from Ms. Louise Moyer, requesting Variances from Sections 245-172 & 245-40 of the South Strabane Township Zoning Code concerning the minimum front yard setback of for a proposed garage on the property located at 1195 Locust Avenue in the R-3 Residential Zoning District

Ms. Louise Moyer came before the Board seeking two variances for the construction of a detached garage on her property located at 1195 Locust Avenue. She stated that she is seeking a variance to construct an accessory structure (detached garage) within her front yard along Locust Avenue and a variance to construct a detached garage within the front yard setback. Township Manager Stanick highlighted the front yard setback in the R-3 Residential Zoning District is 40 feet. He noted the Applicant is proposing to construct the detached garage 20 feet from the front property line. Ms. Moyer continued by providing an illustration outlining her property. She highlighted the property is a corner lot which abuts both Locust Avenue and Nannie Street. She stated that by relocating her driveway off of Locust Avenue on to Nannie Street she would be able to more safely access her property. The Board agreed with her sentiments concerning traffic safety and vehicular access. She next cited that the topography is not conducive in many spots for the construction of a garage and driveway.

She next reported that she had been in discussions with the Township in 2017 concerning the driveway relocation and the acquisition of a Road Entrance Permit. Mr. Rembert requested a copy of the Township's Road Entrance permit. Ms. Moyer provided the

correspondence to the Board. Township Manager Stanick highlighted the Applicant must re-apply for the road entrance permit because the standards have been updated after the original consideration of the relocated driveway in 2017. Township Manager Stanick reported the road entrance permit would be separate from the Applicant's variance requests. A discussion on the new standards for driveways ensued.

Ms. Moyer continued by noting that many neighboring properties have accessory structures such as detached garages within their designated front yard(s). She highlighted that her request would not alter the character of the neighborhood. A discussion ensued regarding the existing trees and foliage along her front yards. Ms. Moyer stated that she would be maintaining all existing trees. She highlighted they provide an excellent barrier from the traffic on Locust Avenue. Mr. Sullivan inquired regarding the setback for Nannie Street. Township Manager Stanick highlighted the portion of 1195 Locust Avenue that abuts Nannie Street would also constitute a front yard because it is a corner lot. He reported the setback along Nannie Street would therefore be 40 feet. He noted an additional variance would be required because the proposed detached garage would fall into the front yard setback of Nannie Street (measuring 15 feet from the front property line).

Mr. Sullivan inquired regarding the size of the proposed detached garage. Ms. Moyer reported the structure would measure 864 sq. ft. Mr. Sullivan expressed his concerns with the overall size of the structure. Mr. Rembert inquired regarding the height of the proposed garage. Ms. Moyer stated she was unaware of the specific height. Township Manager Stanick reported the maximum height for an accessory structure in this Zoning District is 20 feet. Mr. Sullivan inquired if there would be any plans to expand the garage into an additional living space. Ms. Moyer stated that would not occur. A discussion of the aesthetics of the garage ensued. Zoning Hearing Board Solicitor Smider inquired if there were any neighbors in opposition to the request. Assistant to the Township Manager Connors reported that no complaints or correspondence have been received regarding the variance request.

Mr. Rembert next inquired regarding the presented survey of the property, specifically concerning noted structures on the property. Ms. Moyer highlighted the survey is not entirely accurate, stating it was conducted many years ago. Mr. Rembert inquired regarding a carport identified on the survey. Ms. Moyer reported the carport is still on her property. She stated that it is not feasible to use the carport for her existing vehicles and equipment. Zoning Hearing Board Solicitor Smider inquired regarding the existing driveway. Ms. Moyer stated that she would leave it as is.

After some discussion Mr. Sullivan moved to continue the Hearing to allow the Applicant, within 60 days, to provide further details on the proposed garage (i.e. structure height, aesthetics, etc.), re-submit the variance application to reflect the required third variance for the minimum front yard along Nannie Street, and meet with Staff to ensure the proposed driveway location meets the updated standards of the Township's Code. Mr. Rembert seconded the motion. The motion passed on unanimous voice vote.

5. ADJOURNMENT

South Strabane Township
Zoning Hearing Board Meeting Minutes
August 11, 2020

As there was no further business to come before the Zoning Hearing Board, Mr. Sullivan moved to adjourn. Mr. Stewart seconded the motion and the meeting adjourned at 7:05 p.m.

Respectfully Submitted,

Patrick M. Conners
Assistant to the Township Manager