

SOUTH STRABANE TOWNSHIP
ZONING HEARING BOARD MEETING MINUTES
August 14, 2017

On Monday, May 14, 2017 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, Don Lambert, Art Sullivan and James Stewart were present. Also present were Pat Smider, Solicitor; Brandon Stanick, Township Manager and Ellen Wallo, Recording Secretary. Chair Rembert reported that Member Sullivan was appointed as a Full Member by the Board of Supervisors at their May 8, 2017 meeting.

Chairman Rembert administered the oath to those in attendance wishing to speak at this meeting.

PUBLIC COMMENTS

None.

A Public Hearing to consider an application of Daryl Price for a variance to a side yard setback at 260 Floral Hill Drive, Zoning District R-1.

Daryl Price of 751 Glenn Street, Washington, PA 15301 attended the meeting.

Mr. Price related that the lot in question is located at 260 Floral Hill Drive and is vacant. He plans to build a single-family home on this site. The lot is irregular, shaped like a polygon, with a 90 ft. front and narrowing in the rear. He is requesting a 5 ft. 9 ½" variance on the west side and a 4 ft. 10 ¼" variance on the east side.

Chair Rembert asked for questions from the Board.

Mr. Sullivan asked Mr. Price when he purchased the lot. Mr. Price stated that he purchased the lot approximately four months ago and that it will be a Cape Cod style home.

Mr. Lambert asked if Mr. Price could build a two-story house that would fit on the lot better. Mr. Price stated that he wants one-level living.

Mr. Stanick stated that this is a legal non-conforming lot and that an average of the setbacks on the same side of the street can be used to establish setbacks.

Chair Rembert then asked for questions or statements from those in the audience.

Jeremy Zajdel of 250 Floral Hill Drive is opposed to the variances. It would make the new home too close to his home, just 10 ft. away. He feels his property value could be affected. His property is 15 ft. from sides and 40 ft. from front and that Mr. Price should build according to correct setbacks.

Brenda Herman of 7 Green Crescent Drive stated that she has been in her home for 22 years. She feels Mr. Price should have looked at the lot before planning his home.

Pia Oliver of 5 Green Crescent Drive also spoke for the owners of 270 Floral Hill Drive, who have moved away and whose home is for sale. She is concerned that the back of Mr. Price's house may be very close to her deck and that the homeowners at 270 Floral Hill Drive are concerned that their house may not sell. Mr. Price stated that his home will be 60 ft. from the Oliver's home.

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Meryl Gabriel of 275 Floral Hill Drive asked for copies of the drawing showing Mr. Price's proposed home on his lot.

Civie Felice of 249 Floral Hill Drive stated that he is opposed to these variances.

Matt Swift of 257 Floral Hill Drive also wants copies of the drawings of Mr. Price's proposed home on his lot.

Judi Panasik of 35 Green Crescent Drive stated that lots in the Township have gotten larger, not smaller.

Mr. Sullivan stated that a variance cannot alter the character of the neighborhood.

Mr. Lambert explained that sometimes a hardship is something that cannot be changed.

Mr. Rembert then moved to continue this Public Hearing for the application of Daryl Price for a variance to a side yard setback at 260 Floral Hill Drive, Zoning District R-1 for no more than 60 days. The motion was seconded by Mr. Stewart and carried by unanimous voice vote.

A Public Hearing of the application of Lucent Services/Mattress Warehouse for a variance to allow a set of letters on the south side elevation of 360 Washington Road, Zoning District C-2.

Jeannie Biller represented Lucent Services and stated that Mattress Warehouse is requesting channel letters above the red awning at 360 Washington Road, facing Trinity Circle and Trinity Point Drive.

The size of the sign will be 28.75 square feet. It will match the sign on the front of the building, but will be condensed. It will be backlit and will be the only other sign requested for this store.

The requested variance is 13.25 square feet

Mr. Rembert asked for questions from the audience.

Layne Zipko, 729 Berry Road, asked if the sign will cause a traffic hazard as ingress and egress to this site is difficult. Ms. Biller stated that the sign should not cause any problems.

Mr. Rembert then moved to approve this variance for 13.25 square feet for Lucent Services/Mattress Warehouse to allow a set of letters on the south side elevation of 360 Washington Road, Zoning District C-2. The motion was seconded by Mr. Sullivan and carried by unanimous voice vote.

A Public Hearing of the application of Susan L. Matiyasic of 100 Quarry Road for a variance to encroachment in front yard setback of an accessory structure, Zoning Structure R-2.

Susan Matiyasic explained that her husband had Lowe's build a two-story shed in their front yard in 2015 and did not obtain the required building permits. The shed was placed in the front yard as there is a small creek in the rear of the property and the back yard is very small so the shed cannot be moved. The house is sold and is scheduled to close on September 29, 2017 and the new owners want the shed to remain as is.

Ms. Matiyasic stated that the shed is 20 ft. x 14 ft. and that the variance requested is 26 ft.

Mr. Rembert then asked for questions from the audience.

Susan Drakeley of 102 Quarry Road stated that she has no objection to the variance.

McKenna Czerneski of 103 Quarry Road also stated she has no objection to this variance.

Judi Panasik of 35 Green Crescent Drive remarked that asking for a variance this late after the fact is not a good practice.

The Board went into Executive Session at 8:21 P.M.

The Executive Session ended at 8:30 P.M.

Mr. Smider stated that there is a clear violation in this matter but that the Board is sympathetic to Ms. Matiyasic's situation. In order to be fair, Mr. Smider stated he will write a letter explaining that there will be a continuance in this matter not to exceed six months and that will give Ms. Matiyasic time to work out a resolution with the buyers of her property. Ms. Matiyasic must sign the letter and return it to Mr. Smider.

Mr. Smider asked the Board if this was the way they wanted to handle this matter and the Board answered yes.

Mr. Rembert then moved a motion to continue the application of Susan L. Matiyasic of 100 Quarry for no more than six months to give her time to work out a resolution with the buyers of her property. This will be presented to her in a letter from Mr. Smider which must be signed and returned to him. The motion was seconded by Mr. Sullivan and carried by unanimous voice vote.

MINUTES

Mr. Sullivan moved a motion to approve the minutes of May 24, 2017. The motion was seconded by Mr. Sullivan and carried by unanimous voice vote.

ADJOURNMENT

Mr. Sullivan moved to adjourn at 8:30 P.M. Mr. Stewart seconded the motion. The motion carried by unanimous voice vote.

Submitted by,

Ellen G. Wallo
Recording Secretary