

SOUTH STRABANE TOWNSHIP
ZONING HEARING BOARD
May 24, 2017

On Wednesday, May 24, 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, Art Sullivan and James Stewart were present. Also present were Pat Smider, Solicitor; James Barnes, Assistant Zoning Officer and Ellen Wallo, Recording Secretary. Don Lambert was absent.

Chairman Rembert then swore in those who wish to speak at this meeting.

PUBLIC COMMENTS

None.

MINUTES

Mr. Sullivan moved to approve the minutes of the March 7, 2017 Zoning Hearing Board Meeting. The motion was seconded by Mr. Stewart. The motion passed on unanimous voice vote.

PUBLIC HEARING

Consideration of an application of Batteries+Bulbs/Jeff and Luci Orr, 374 Washington Road, for a variance to allow a façade sign of 28 square feet, Zoning District C-2.

Jeff and Luci Orr of 2196 South Main Street Extension, Washington, PA 15301 attended the meeting.

Mr. Rembert read from a review letter from Michael Sherrieb of KLH Engineers, Inc. stating that the width of the front wall of the building is shown to be 68 feet. The portion of the front wall of the building occupied by Batteries+Bulbs is 19 ft. 1/4in. Therefore, the governing criteria which determines the aggregate area of all wall signs for this business is the occupied width of the business of 19 ft. 1/4 in. This results in an aggregate surface area for all wall signs limited to 19 square feet for the portion of the building occupied by Batteries+Bulbs.

The Orrs are asking for a variance to allow for a sign of 23.9 square feet. The façade of the store is 28 feet wide and the store itself is 19 feet wide. The sign will be backlit.

Chair Rembert asked if the property owners within 300 feet have been notified of this meeting. Ms. Orr stated that they have been.

Ms. Orr stated that there will be stores on either side of Batteries+Bulbs. One will be Firehouse Subs and the other will be Quest Diagnostics. Both of these stores have greater square footage than Batteries+Bulbs yet their facades are smaller. The Orrs are requesting a sign that will be proportionate to their façade. This is the hardship the Orrs are basing their request on.

The Board went into Executive Session at 7:33 P.M.

The Executive Session ended at 7:38 P.M.

May 24, 2017

Mr. Rembert moved to grant a variance of 4.9 square feet of additional signage to Batteries+Bulbs allowing a front wall sign of 23 ft. in size as presented in Option B of the zoning application. Mr. Sullivan seconded the motion. The motion carried by unanimous voice vote.

ADJOURNMENT

Mr. Sullivan moved to adjourn at 7:50 P.M. Mr. Stewart seconded the motion. The motion carried by unanimous voice vote.

Submitted by,

Ellen G. Wallo
Recording Secretary

May 24, 2017