

ZONING HEARING BOARD  
APRIL 18, 2016

On Monday, April 18, 2016 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. Vice-Chairman Andrew Rembert, James Stewart and new Alternate Member Art Sullivan were present. Also present were Chris Furman, Esquire and Ellen Wallo, Recording Secretary. Chairman Don Lambert and Member John Burgess were absent.

Mr. Rembert swore in members of the audience who may be presenting testimony.

PUBLIC COMMENTS

None.

REORGANIZATION

Mr. Rembert announced that Reorganization would be held at a later meeting when Chairman Don Lambert is in attendance.

PUBLIC HEARING

**Rebecca Syrek**

The first agenda item is consideration of the application of Rebecca Syrek of 96 Kelly Drive for a special exception to Zoning Ordinance Section 245-39, to allow chicken raising (4 confined hens) in an R-3 District, zone R-3.

Mr. and Mrs. Syrek were present in support of this application.

Ms. Syrek presented two (2) petitions to the Board. The first petition included three (3) names and addresses of neighbors in support of chicken raising. The petitions were named A-1.

The second petition also included three (3) names and addresses of neighbors who would like to see a change to the Zoning Ordinance to include up to six (6) chickens (hens only). The Zoning Hearing Board cannot take action on this petition as it involves a change in the Zoning Ordinance.

Mr. Rembert asked if there were any objections to accepting these petitions and there were none.

Mr. Furman then asked Ms. Syrek to draw a map of her property showing where her house is located and where the chicken coop is located. Ms. Syrek did so and showed a shed and proximity to Kelly Drive also. Ms. Syrek also stated that the property behind them is wooded.

Mr. Sullivan asked Ms. Syrek if there were any other chicken kept in her neighborhood. Ms. Syrek answered “no”.

The Board then went into Executive Session at 7:25 P.M.

The meeting resumed at 7:40 P.M.

Mr. Rembert then asked for comments from the audience.

Ashley Moninger of Kopper Kettle Road stated that the Syrek’s property is in a highly traveled area and is near Washington Hospital. She also stated that their property is 0.34 acre, not 0.42 acre as stated on their application. Ms. Moninger stated that there is a lot for sale behind the Syrek’s property.

Ms. Moninger asked that a Plan of Lots showing Kelly Drive and photos showing the chicken coop and chickens running loose be entered into evidence.

Mr. Rembert asked if there were any objections to entering this Plan of Lots and photos into evidence and there were none.

The Plan of Lots will be named 0-1; the photos will be named 0-2.

Mr. Syrek then stated that their lot was changed since the drawing Ms. Moninger presented. It is actually 0.42 acre.

Andrea Costello of 126 Kelly Drive stated that she opposes this application. The Syreks had chickens on their property at an earlier time and the chickens ran in the neighborhood and street.

After further discussion, Mr. Rembert made a motion to deny the application of Rebecca Syrek of 96 Kelly Drive for a special exception to Zoning Ordinance Section 245-39, to allow chicken raising (4 confined hens) in an R-3 District. The motion was seconded by Mr. Stewart and carried.

#### ADJOURNMENT

A motion was made by Mr. Rembert, seconded by Mr. Stewart, to adjourn the meeting at 8:00 P.M. The motion carried.

Submitted by,

Ellen G. Wallo  
Recording Secretary

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