

ZONING HEARING BOARD  
APRIL 20, 2015

On Monday, April 20, 2015 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. Board members Don Lambert and Andrew Rembert were present. Also present was John Cambest, Zoning Hearing Board Solicitor and Ellen Wallo, Recording Secretary. Member John Burgess was absent.

Mr. Lambert swore in members of the audience who have testimony to present.

PUBLIC COMMENTS

None.

PUBLIC HEARING

**Amanda Weaver**

The first agenda item is consideration of the application of **Amanda Weaver** for a variance to the Zoning Ordinance for a minimum 15 ft. side yard setback for a tenant house at 669 East National Pike, which house is part of the United States National Landmark, zone A-1.

Jason and Amanda Weaver of 65 Shaw Avenue, Washington, PA were present in support of this application.

Ms. Weaver stated that she and her husband attended the April 2, 2015 Planning Commission Meeting to apply for a 2-lot subdivision of property at 669 East National Pike. The Old Trails Café, owned by Ms. Weaver's parents, is adjacent to a house the Weavers plan to renovate and live in and they wish to subdivide this house and a tenant house from the Café. The tenant house, however, did not meet the minimum side yard setback of 15 ft. required for the subdivision. The Planning Commission recommended that the Weavers apply to the Zoning Hearing Board for a variance.

Mr. Lambert asked for comments from the audience.

Jack Keisling of 29 Green Crescent Drive stated that he does not like variances in general, as the Township Zoning Ordinance was not meant to be changed.

After further discussion, Mr. Lambert made a motion to approve this variance with the applicant being in agreement to move the line 5 ft. to the east maintaining a minimum of 15 ft. side yard setback to 671 East National Pike and to reduce the side yard setbacks to 9 ft. 3 in. in the rear and 12 ft. 4 in. in the front. The motion was seconded by Mr. Rembert and carried.

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PUBLIC HEARING

**Heartland Restaurant Group, LLC**

The next item on the agenda was Heartland Restaurant Group, LLC's request to build a Dunkin' Donuts at Murtland Avenue/Raymond Boulevard intersection. They are requesting several variances for parking, drive aisle and buffering.

This property is on 1.07 acres of vacant land between the Northwest Savings Bank and AAA Travel Agency and the building will occupy 1,849 square feet and will have a 20 seat capacity.

Michael Orié and Dan Orié were present in support of this application.

Dan Orié stated there are 35 stores in western Pennsylvania and they hope to add this and one more store in Washington to that number.

Michael Orié showed on the drawing that Raymond Boulevard is maintained by Washington Chevrolet and that this road takes up a significant portion of their property. The curb line of Route 19 is 2,000 square feet into their right-of-way. They are actually 32.7 ft. from the street right of way, but it appears they are 10.5 ft.

Mr. Orié then stated that he would briefly describe the variances requested.

1. Township requires 46 parking spaces; Heartland Restaurant Group proposes 23. Variance of 23 spaces needed.
2. HRG requests a variance of 10 ft. for parking and paved area on the Route 19 side and a variance of 10 ft. for parking and paved area on the western side bordering the AAA property.
3. HRG requests a variance for 2 standing spaces in the drive-thru lane and a variance of 45 ft. of length of the drive-thru lane.
4. HRG requests a variance of one ft. for the drive-aisle on the northeastern side of the property along Raymond Boulevard. 26 ft. required.
5. HRG requests a variance of 15 ft. for buffer area on the western side of the property bordering the property occupied by AAA.

Mr. Lambert asked for comments from those in the audience.

Jim Edwards, who owns the Donut Connection at 189 Murtland Avenue, asked why the Heartland Restaurant Group would want to put a building on a property that did not easily accommodate such building.

Diane Edwards, co-owner of the Donut Connection, asked if a retaining wall could not be built at the back of the store so that the building could be moved back. She also questioned why the building has to be so large if most of the expected business is drive-thru.

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Jack Keisling of 29 Green Crescent Drive stated that this business does not fit on this building lot and too many variances are being requested.

After more discussion, Dan Orie stated that he will withdraw this application and will refile at a future date.

#### ADJOURNMENT

A motion was made by Mr. Lambert, seconded by Mr. Rembert, to adjourn the meeting at 9:30 P.M. The motion carried.

Submitted by,

Ellen G. Wallo  
Recording Secretary

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