

ZONING HEARING BOARD
JUNE 29, 2015

On Monday, June 29, 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 Lynne Finnerty, Esquire and Ellen Wallo, Recording Secretary. Member John Burgess was absent.

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

PUBLIC COMMENTS

None.

PUBLIC HEARING

Cheat Road Engineering/Washington Investments, LLC

The first agenda item is consideration of the application of Cheat Road Engineering/Washington Investments, LLC for three (3) variances for property located at Park Place Drive, Washington, PA 15301.

Present in support of this application were Trevor Lloyd and Griffin Sepp of Cheat Road Engineering.

First, the Applicant requests a variance from the Township of South Strabane's Zoning Ordinance, Chapter 245, Article XVII, Section 245-182(I)(2) which requires that parking areas in front yards must be at least 20 feet from the right-of-way line. The side of the property that faces Park Place Drive contains a proposed parking area that is within the right-of-way line on the Parking Layout Plan. The Applicant's Application for this variance states that, "due to restrictive site geometry we ask for a variance to be allowed to park within 20 feet of the privately owned road right-of-way." The Applicant's representatives testified that Park Place Drive is a privately owned road. The Parking Layout Plan indicates that parking would abut the street right-of-way line. However, the Parking Layout Plan also indicates that there is an additional 14 feet from the street right-of-way line to the side of Park Place Drive.

Second, the Applicant requests a variance from the Township of South Strabane's Zoning Ordinance, Chapter 245, Article XVI, Section 245-171(A)(1) which requires a buffer area containing two rows of plantings at a depth of 35 feet from the property line. The Plans indicate that the eastern side of the property abuts property located in the R-1 Zoning District owned by Frank and Kristen Hornickel at 10 Burkett Lane, Washington, PA.

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The Landscaping Plan indicates that the Applicant's property abutting the Hornickel's property will have one row of trees. The Applicant's representatives testified that the Applicant is seeking a variance from the buffer requirement on the eastern side of the property that abuts the Hornickel property, because the Applicant will not have two rows of trees and did not meet the width requirement for the buffer. The Application states that "the developer has compensated the adjacent property owner so that they may install a buffer on their property as they see fit." The Applicant's representatives testified that the applicant provided the Hornickels with money to install a buffer on the Hornickel's property. The Hornickels did not attend the hearing or present any evidence.

Third, the Applicant requests a variance from the Township of South Strabane's Zoning Ordinance, Chapter 245, Article XVI, Section 245-182(B) which requires an aisle width of 26 feet in a parking area. The Application indicates that the "geometry of the site" creates a hardship for the Applicant to comply with this requirement. The Applicant desires the width of the drive aisles to be 24 feet. The Applicant's representatives, who are engineers, testified that 24 feet is the industry standard for the width of a drive aisle. No one attended the hearing to speak in opposition to any of the Applicant's variance requests.

At this point the Board went into an Executive Session.

After returning from Executive Session, Mr. Rembert made a motion to recommend approval of the three (3) variances requested by Cheat Road Engineering/Washington Investments, LLC. Mr. Lambert seconded the motion and it carried.

PUBLIC HEARING

John J. Sisson

The next item on the agenda was consideration of the application of John J. Sisson to not provide landscaping on the interior of the proposed paved parking lot on his premises at 470 Washington Road, Washington, Pennsylvania.

David Tarbert was present in support of this application.

In order to do this, the Applicant is requesting a variance from the Township of South Strabane's Zoning Ordinance, Chapter 245, Article XVII, Section 245-182(J)(2) which requires at least five percent of the interior paved area to be landscaped in parking areas containing fifty or more parking spaces.

The Application stated that the Zoning Ordinance's requirement to plant landscaping in the inventory parking area could be potentially damaging to the vehicles parked there. Mr. Tarbert testified that sap, broken branches, and falling leaves can damage the paint on the vehicles.

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As an alternative, the Applicant will place 2,170 square feet of landscaping in other locations on his property in between the existing building and Cameron Road. This area is located away from the inventory parking. No one attended the hearing to speak in opposition to the variance request.

After further discussion, Mr. Lambert made a motion to recommend approval of a variance for John J. Sisson of 470 Washington Road to Article 245, Section 182(J)(2) to provide alternative landscaping. The motion was seconded by Mr. Rembert and carried.

PUBLIC HEARING

Gerald Simkonis and Aileen O'Toole

This application is for a variance to Zoning Ordinance Chapter 5, Article XVI, Section 245-172(C)(1)(a) to encroach ten (10) feet into the required setback of twenty (20) feet for a swimming pool which is accessory to their home located at 9 Scout Drive, Washington, Pennsylvania.

Mr. Simkonis and Ms. O'Toole were present in support of this application.

The Applicants submitted a survey of their property indicating where they propose to construct a 15 foot above ground pool. Their property has a steep grade 15 feet from the back of their house leading to a significantly sloped back yard.

Robert and Shannon Scarfo of 11 Scout Drive sent a letter stating that the Applicants should only be permitted to construct the pool 17.5 feet from the property line which is adjacent to their property.

After further discussion, Mr. Rembert made a motion to recommend approval of a ten (10) foot variance for Gerald Simkonis and Aileen O'Toole of 9 Scout Drive to erect a 15 foot above ground pool. The motion was seconded by Mr. Lambert and carried.

ADJOURNMENT

A motion was made by Mr. Lambert, seconded by Mr. Rembert, to adjourn the meeting at 9:00 P.M. The motion carried.

Submitted by,

Ellen G. Wallo
Recording Secretary

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