

MUNICIPALITY OF MONROEVILLE

ZONING HEARING BOARD

MAY 3, 2017

MINUTES

The meeting was called to order at 7:30 p.m. by Chairman Robert Stevenson.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Pledge of Allegiance was recited and a moment of silence was observed.

ROLL CALL

The Recording Secretary, Sharon McIndoe, called roll and the following were present; Robert Stevenson, James Rosipal, Gary Grysiak (alternate), Bruce Dice, Paul Hugus and Paul Whealdon. Messrs. Tieren and Caliarì (councilmen) were absent.

APPROVAL OF MINUTES

There being no corrections, additions or deletions to the minutes of the Regular Meeting of April 5, 2017, Mr. Rosipal duly made a motion to approve them, as submitted, and Mr. Grysiak seconded it. Upon a voice vote, the motion carried unanimously.

NEW BUSINESS

17-12-A

JACKELYN AND JOHN WEIBEL

The applicant is requesting a variance from Table 201 A, Minimum Yard, and Section 207.3 (d) of the Monroeville Zoning Ordinance, No. 1443, as amended, to construct a porch roof over an existing deck at the rear of the residence into the minimum 40-foot rear yard. The property is located at 112 Bradberry Drive in the R-2, Single-Family Zoning District.

Mrs. Jackelyn Weibel, the applicant, came forward to explain her request. She stated they are requesting a variance so they can construct a roof over an existing deck on the back of the house to get more use out of it.

There being no questions or comments, a motion was duly made by Mr. Grysiak to approve Application No. 17-12-A and Mr. Rosipal seconded it. Upon a voice vote, the motion carried unanimously.

17-13-A

RICHARD AND JANICE DOWD

The applicant is requesting a variance from Table 201 A, Minimum Side Yard, of the Monroeville Zoning Ordinance, No. 1443, as amended, allowing for a shed to encroach five feet into a 10-foot side yard setback. The property is located at 1338 Foxboro Drive in the R-2, Single-Family Residential Zoning District.

17-14-A

RICHARD AND JANICE DOWD

The applicant is requesting a variance from Section 207.3(a), Lot and Yard Requirements, of the Monroeville Zoning Ordinance, No. 1443, as amended, allowing for a shed to encroach five feet into the required 10-foot rear yard setback. The property is located at 1338 Foxboro Drive in the R-2, Single-Family Residential Zoning District.

Mr. Richard Dowd, the applicant, came forward to explain his request. He pointed out the scale of one-to-thirty feet at the bottom of the plan and explained the corner of his house where the shed is marked in yellow is 24 feet not 30 feet. He added if he went back 30 feet he would be on the neighbor's property and the properties are shallow in the back. He was proposing to get an extra five feet on each side from the rear and side. He had a copy of the shed which is a barn and it is highlighted in yellow on the copies. He presented letters from his neighbors in the rear and to the side in support of proposals. He was hopeful that he could have a privacy fence in the future so most the shed would not be seen by anyone.

There being no comments or questions, Mr. Rosipal duly made a motion to approve Application No. 17-13-A and Mr. Grysiak seconded it. Upon a voice vote, the motion carried unanimously.

17-15-A

MANJUNATHA SHERIGAR AND ANKITHA LLC

The applicant is requesting a variance from Table 201 C, Minimum Side Yard, of the Monroeville Zoning Ordinance, No. 1442, as amended, allowing the parking lot to encroach 4.9 feet into the required 15-foot side yard setback. The property is located at 3839 Northern Pike in the C-2, Business/Commercial Zoning District.

17-16-A

MANJUNATHA SHERIGAR AND ANKITHA LLC

The applicant is requesting a variance from Table 201 C, Minimum Front Yard, of the Monroeville Zoning Ordinance, No. 1443, as amended, allowing for the parking lot to encroach 7.2 feet in the required 10-foot front yard setback. The property is located at 3835 Northern Pike in the C-2, Business/Commercial Zoning District.

Mr. Robert McCollim came forward representing the applicant and explained the requests. He stated they are working on a land development application and lot consolidation. He explained they have the site layout complete and they are aware of some variances that need to be reviewed.

Mr. McCollim explained how the lot is an awkward shaped site with Monroe Street and how it cuts at an angle. He mentioned that they want to line their driveway up with the intersection of Northern Pike and Northern Pike Extension which affected the parking layout. He explained it pushed them over the 15-foot side setback on the eastern side of the property. He stated most of the parking is not located in that area but they wanted to provide a turnaround space at the end of the drive lane which juts into the side yard setback by 4.9 feet. He further explained the second encroachment is along Monroe Street. He stated one is with the wall in the back and the other with the driveway towards the front. He explained the wall is providing a 2.8 foot setback from the property line. He reported to allow access to the rear of the building for deliveries and rear ingress and egress for employees they had to push the wall back and push the dumpster over.

Mr. Stevenson questioned the hardship and Mr. McCollim answered the shape of the site. He stated the bulk of it is two-fold with the Monroe Street angle and the adjacent intersection which creates a difficult maneuver for the lane on the west and east side. He added they wanted to provide as many parking spaces as possible. He reported they are required to provide 43 parking spaces and they are providing 45 parking spaces. He further explained how they wanted to provide some back up space on the eastern side but since the property lines are not square it is difficult to get the building and parking in. Mr. Stevenson inquired whether that is the same hardship for the second variance and Mr. McCollim answered affirmatively.

Mr. Kurt Brooks, a resident located behind the proposed building, came forward to express his concerns. He did not have any issues with the setbacks or variances being requested but was concerned with the traffic. He pointed out his property which is a commercial office building with a large parking area and how people cut through his parking lot, drive over his grass and into another parking lot where the wine and liquor store are located. He added some people even park in his parking lot and go to the liquor store. He did not have any issues with the building or where it sits but reported there is an existing problem with traffic that needs to be addressed. Mr. Stephenson stated the zoning hearing board does not address that and only deals with the two applications for variances. Mr. Brooks indicated he had no issues with the variances.

Mr. Dennis Spritz a resident on Monroe Street came forward to inquire whether it was stated that traffic is not an issue. Mr. Stephenson answered affirmatively and added the zoning hearing board only deals with what is submitted to them. Mr. Spritz inquired whether the project can be stopped if the variance is granted. Mr. Dice explained a variance only deals with the use that is being made of the property. He stated a traffic issue would be discussed when a site plan is considered by council. Mr. Spritz reported that he has lived on that hill for 68 years and nothing has changed with the intersection but more businesses have moved into where Busy Beaver was located along with Primanti Brothers. Further lengthy discussion ensued regarding the CVS Property. Again, Mr. Spritz reported the intersection has not changed in the almost 70 years he has lived there but there is a problem with the

traffic because of the increase with the businesses in the area. He pointed out how the applicant is proposing to add 45 parking spaces which would add to the problem.

Mr. Grysiak inquired whether there were sidewalks on Monroe Street and Mr. Hugus answered negatively. Mr. Rosipal questioned whether there were any other hardships other than what was stated and Mr. Stevenson answered negatively.

There being no further discussion, Mr. Rosipal duly made a motion to deny Application No. 17-15-A and Mr. Stevenson seconded it. Upon a voice vote, the motion carried unanimously.

Further, Mr. Rosipal duly made a motion to deny Application No. 17-16-A and Mr. Grysiak seconded it. Upon a voice vote, the motion carried unanimously.

ADJOURNMENT

There being no further business to come before the zoning hearing board, at this time, a motion was duly made by Mr. Grysiak to adjourn the meeting at 7:48 p.m. and Mr. Rosipal seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Robert Stevenson
Chairman

RS/sam