

MUNICIPALITY OF MONROEVILLE

ZONING HEARING BOARD

MAY 3, 2023

MINUTES

The meeting was called to order at 7:30 p.m. by Chairman Gary Grysiak.

PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE

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

ROLL CALL

The Recording Secretary, Sharon McIndoe, called roll and the following were present: Gary Grysiak, Larry D'Agostino, Heather Wilkins, Michael Gaydos, Robert Hutchison, Bruce Dice and Paul Whealdon.

APPROVAL OF MINUTES

The Zoning Hearing Board considered approval of the minutes of the April 5, 2023 Regular Meeting. Mr. Grysiak corrected December 2022 was inadvertently written as December 2023 in the minutes. Whereupon, a motion was duly made by Mr. D'Agostino to approve the minutes of, as amended and Mrs. Wilkins seconded it. Upon a voice vote, the motion carried unanimously.

NEW BUSINESS

23-5-A

FRANK DODSON

The applicant is requesting a dimensional variance from Section 207.3(a), Lot and Yard Requirements, of the Monroeville Zoning Ordinance No. 1443, as amended, to install solar panels that will encroach approximately five feet into the required ten-foot side yard setback for accessory structures. The property is located at 3661 Northern Pike, Tax Parcel 638-F-106, in the R-2, One-Family Zoning District.

Mr. Frank Dodson, the applicant, came forward to explain his request. He reported he has a structure to assemble that will hold eight solar panels. He stated it would be a lean-to roof coming off an existing shed with a grid for the panels on top. He explained it would start at an eight feet height coming down to six feet. He stated it is located too close to the property line.

Mr. Grysiak inquired whether there is currently a green house located in the back yard and Mr. Dodson answered there is a green house to the side. He reported this would be an off grid to power the green house and it will not be connect to the house at all. He explained it would lean at a slight slop with four posts in the front that will connect to the shed.

Mr. Dice inquired about the color and Mr. Dodson stated the panels are black in a bluish tone and he will make it aesthetically compatible with the existing yard.

Mr. Grysiak questioned whether it would sit above the ground. Mr. Dodson stated it would come off the ground seven feet then down to two feet. Mr. Grysiak inquired whether the solar panels have to be cleaned and Mr. Dodson answered negatively. He added he could clean them easily because they would be on the ground.

Mr. D'Agostino questioned whether the neighbors are aware for what he is doing and Mr. Dodson answered affirmatively. Mr. Whealdon added letters were sent, it was advertised in the paper and orange placards were posted.

Mr. Grysiak inquired whether there was any correspondence from anyone and Mr. Whealdon answered negatively.

Mr. Gaydos inquired whether the panels would be built onto metal posts or wood. Mr. Dodson answered it would be wood posts. He explained he would put six by six posts down three feet then cement them down. He stated they would be trusses that he would screw down with stainless steel brackets.

Mr. Grysiak inquired whether he was doing all the work including the electrical and Mr. Dodson was uncertain about the electrical. He indicated he would get an electrician if needed. Further discussion ensued.

Mr. Gaydos questioned the size of the eight panels. Mr. Dodson reported it would be 21 feet long by seven feet wide and will hold eight panels with one inch between.

There being no further discussion, Mr. D'Agostino duly made a motion to approve Application No. 23-5-A and Mr. Gaydos seconded it. Upon a voice vote, the motion carried unanimously.

23-6-A

GARY AND KAREN SPACHT

The applicant is requesting a dimensional variance from Section 207.3(a), Lot and Yard Requirements, of the Monroeville Zoning Ordinance, No. 1443, as amended to install a detached garage that will encroach approximately ten feet into the required 30-foot front yard setbacks for accessory structures. The property is located at 252 Willow Drive, Tax Parcel 640-K-155, in the R-2, One-Family Zoning District.

Mr. Gary Spacht, the applicant, came forward to explain his request. He proposed to build a detached garage.

Mr. Grysiak inquired whether it would be flush with the front of the current house and Mr. Spacht answered affirmatively. Mr. Grysiak questioned whether the area where the red car is parked in the photograph shown would be part of the driveway for the new garage and Mr. Spacht answered negatively. Mr. Grysiak inquired whether everything would be left of the telephone pole and Mr. Spacht answered affirmatively.

Mr. Dice inquired how far off of the house the garage starts and Mr. Spacht answered three to four feet. He explained he is only doing the detached garage because they have all of this stuff hanging on the side of the house. He mentioned the solar and the electric company panels and their electrical boxes so instead of removing everything, they decided on the detached garage with a walkway through.

Mr. Dice inquired whether the garage will be located where the gray car is parked and Mrs. Spacht answered affirmatively.

Mr. Grysiak inquired whether it would be a tandem garage or double doors and Mr. Spacht answered it is one door. He explained it would be almost a garage and a half. Further discussion ensued.

Mr. Whealdon questioned what was behind the structure on the survey and Mr. Spacht answered it was a deck they decided not to build.

Mr. Whealdon reported it was posted and advertised but there was no correspondence.

Mr. D'Agostino inquired whether the garage will be white vinyl siding to match the house and Mr. Spacht answered affirmatively.

Whereupon, Mrs. Wilkins duly made a motion to approve Application No. 23-6-A and Mr. Hutchison seconded it. Upon a voice vote, the motion carried unanimously.

23-7-A  
IRWIN RAY

The applicant is requesting a dimensional variance from Section 210, Fences, of the Monroeville Zoning Ordinance, No. 1443, as amended, to construction a six-foot tall, solid fence in the front yard of the property that faces Dennis Court. The property address is 165 Jamison Lane, Tax Parcel 639-M-087, in the R-2, Single Family Residential Zoning District and is a corner lot.

23-8-A  
IRWIN RAY

The applicant is requesting a dimensional variance from Section 207.3, Lot and Yard Requirements, of the Monroeville Zoning Ordinance, No. 1443, as amended, to install a deck that will encroach approximately ten feet in the required 30-foot front yard setback for accessory structures that faces Dennis Court. The property address is 165 Jamison Lane, Tax Parcel 639-M-087, in the R-2, Single-Family District and is a corner lot.

Mr. Dice explained this is a case that has two front yards which creates a hardship for the property. He stated it is decided in the applicant's favor because it is not something the applicant created but it is the nature of the lot when it was purchased.

Mr. Irwin Ray, the applicant, came forward to explain his request. He explained they just recently purchased the house a year ago but it has no outside living space because it is located on the corner lot. He reported this would be for his dog and all the neighbors agreed with the privacy fence. He pointed out Dennis Court to the side of the house and stated they are building off the back corner of the house. He pointed out the fence line and stated it would be ten feet from one corner to the road all the way around. He reported it is no where near the front of the property. He pointed out the back corner where there is a walkway going out and it shows where the fence would reach and there is ten more feet out to the cul-de-sac.

Mr. D'Agostino inquired whether that would be the location of the gate and Mr. Ray answered affirmatively. He stated there would be a gate at the walkway.

Mr. Grysiak questioned whether it is a vinyl fence with wooden posts. Mr. Ray was uncertain at this time whether it would be wooden or vinyl. He proposed a wood fence with metal posts in concrete and the attractive side would face out. He wanted it to look good for the neighborhood. He showed another photograph looking down Dennis Court and he pointed out the setback where the fence would be located and the ten feet to the road which would allow plenty of visibility.

Mr. Whealdon inquired whether he had the image that was used with the application. Mr. Ray showed a photograph and he pointed out the actual property line. He pointed out Dennis Court and stated the property faces Jamison Lane. Mr. Whealdon pointed out the location of the proposed fence and Mr. Ray added that is the actual property line. He explained that it would line up to the neighbor's fence and go down the property line then ten feet back all around. He pointed out a stop then it would go directly to the corner of the house.

Mr. Grysiak clarified that the applicant is allowed to come off where the fence is located off his neighbor's yard where the pool is located because it is his side yard. He questioned which portion of the fence the applicant needs to get a variance. Mr. Whealdon answered it is for the section in the front yard. Mr. Grysiak clarified that the other fence the applicant is entitled to have and Mr. Ray answered affirmatively. He stated the deck would be tucked into the corner and will extend out ten feet from the corner of the house. Further discussion ensued.

Mr. D'Agostino inquired whether the line going from the house to the neighbors would be a fence or a gate. Mr. Ray answered there would be a gate off the deck to step down but over in the corner it would be just a fence.

Mr. Gaydos inquired about the height of the fence and Mr. Ray answered it would be a six-foot privacy fence.

Mrs. Kim Krivda, a resident of 156 Jamison Lane, came forward to express her concerns. She reported the applicant confirmed the location of the fence and there is no problem.

Whereupon, Mr. D'Agostino duly made a motion to approve Application No. 23-7-A and Mr. Gaydos seconded it. Upon a voice vote, the motion carried unanimously.

Mr. Ray explained the deck is tucked into the corner of the house and will extend ten feet into the side yard on Dennis Court and will abut against the fence. He added there will be a stairway down to the sidewalk about three steps. He explained the deck is flat to the ground in the corner of the house and the yard slopes away as you step out. He stated the highest point of the deck will be 38 inches above the ground on the one corner.

Mr. Grysiak inquired whether there would be a railing around the deck and Mr. Ray answered affirmatively. He added there would be a railing around two-thirds of the deck.

Mr. D'Agostino inquired when the work would be done and Mr. Ray answered he wanted to get the approval first then he would get a permit. He was not certain of the design yet.

Mr. Grysiak inquired whether it would be Wolmanized or vinyl and Mr. Ray answered vinyl.

Whereupon, Mr. Gaydos duly made a motion to approve Application No. 23-8-A and Mr. D'Agostino 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, Mr. D'Agostino duly made a motion to adjourn the meeting at 7:58 p.m. and Mrs. Wilkins seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Gary Grysiak  
Chairman

GG/sam