

MUNICIPALITY OF MONROEVILLE

ZONING HEARING BOARD

AUGUST 3, 2022

MINUTES

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

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: Gary Grysiak, Larry D'Agostino, Michael Gaydos, Heather Wilkins, Bruce Dice and Paul Whealdon. Mr. Rosipal was absent.

APPROVAL OF MINUTES

There being no corrections, additions or deletions to the minutes of the regular meeting of July 6, 2022, a motion was duly made by Mr. D'Agostino to approve them, as submitted and Mrs. Wilkins seconded it. Upon a voice vote, the motion carried unanimously.

NEW BUSINESS

22-23-A

SIERRA KAUFMAN

The applicant is requesting a dimensional variance from Section 210, Fences, of the Monroeville Zoning Ordinance, No. 1443, as amended, to construct a six-foot tall, solid fence in the front yard of the property that faces Miller Way. The property address is 1815 Miller Avenue (Tax Parcel 640-B-269) and is a through lot in the R-2, One-Family Residential Zoning District.

Mr. Whealdon explained a through property is a property that has a road in the front and back.

Ms. Sierra Kaufman, the applicant, came forward to explain the application. She requested a six-foot tall fence in her back yard which is technically a front yard for the protection of her pet pigs. She reported a four-foot fence is dangerous for them because they are considered prey animals. She added she also requested the fence for privacy in the back yard. She explained a four-foot fence would have to be 50 percent covered or it puts her pets at risk from people trying to feed them or poison them. She again stated the fence is for privacy in her back yard and to protect her pets.

Mr. Grysiak inquired about the number of pigs and Ms. Kaufman answered two. Mr. Grysiak questioned whether they are big pigs and Ms. Kaufman answered they are large. Mr. Grysiak questioned whether the green solid portion is part of her property and Ms. Kaufman answered affirmatively. Mr. Grysiak inquired whether that is the location where she wants the permanent fence and Ms. Kaufman answered affirmatively. She added they are in a temporary pen until she gets approval for the permanent fence.

Mr. D'Agostino inquired what kind of fence is being proposed and Ms. Kaufman answered a wood fence or pine.

Mr. Michael Borquez, a resident of 1806 Miller Avenue, came forward to express his concerns. He suggested they are slowly having the ghettoization of the neighborhood. He felt the type of fence described is that kind of problem. He suggested a cyclone fence nearby makes the neighborhood look more ghettoized. He would like to see the same type of plastic fence that is on the other side of her property. He explained how the property sits at an angle and felt a six-foot fence at one end of the property is appropriate but the other end is probably more appropriate with a four-foot fence regarding the aesthetics. He explained the property in a photograph and pointed out where the six-foot and the four-foot fence would be appropriate. He preferred the fence to be plastic but a regular fence is fine and suggested a 50/50 fence that is in the municipality's rule and regulations where every other slat would be missing. Further discussion ensued. Mr. Borquez agreed with an appropriate fence and suggested four feet at one end and six feet at the other end.

Mr. Grysiak questioned whether the six-foot fence would be better looking than the current pen and Mr. Borquez answered affirmatively. He added it would be better aesthetically.

Ms. Melissa Scott, a resident of 1832 James Street, came forward to express her concerns. She reported she lives behind the applicant and that would be her view the six-foot fence in the applicant's yard. She pointed out her father lives next to the applicant so it would also be his view. She stated they have no-ill will or animosity about the applicant having pigs but the fence is the problem. She reported everyone on the James Street side of the alley uses their back yards as their main entrance so to her that is her actual front yard. She felt a six-foot solid fence would look terrible and the ordinance is there for a reason. She reported the pigs have not been a problem but felt it might make a difference if they are in the entire yard. She opposed the six-foot solid fence.

Mr. Whealdon inquired whether the applicant would be in favor of putting a row of hedges along Miller Alley in front of the fence to help it not look like a six-foot solid fence. He suggested four-foot-tall shrubs then two feet of fence above that and Ms. Kaufman agreed.

Mr. Grysiak suggested another option could be a four-foot solid fence then a lattice at the top that is not so industrial. Ms. Kaufman indicated she would prefer the pine fence because it is sturdier. She added she preferred a plastic six-foot fence or a 50 percent four-foot fence of any kind. Mr. Grysiak suggested the six-foot fence with a solid base and lattice on the top. He stated it would not be as private for the applicant but it would not be as obtrusive for the neighbors. He also mentioned the hedge to break up the solid look and Ms. Kaufman agreed those both could be options.

Mr. Dice inquired whether the applicant was prepared to agree on the record to put in hedges in front of the fence and will take steps to modify that last two feet of the six-foot fence to make it look more decorative than just a solid fence. Ms. Kaufman stated she would be more willing to do the hedges but she wanted to do the pine fence. She was unsure if lattice is available at the top of a pine fence and she was uncertain if the plastic would work.

Mr. D'Agostino inquired about the type of fence in front of the house and Ms. Kaufman answered there is no fence in the front. Mr. D'Agostino inquired whether she would be opposed to only putting the fence half-way or whether she wanted the fence all the way around the property. Ms.

Kaufman indicated the fence would be in the back yard and nothing in the front. Further discussion ensued. Ms. Kaufman again stated she would prefer to be approved for the six-foot fence if not she would be okay with doing the second two feet less solid and the hedges. Mr. D'Agostino questioned whether there were other pine fences in the neighborhood and Ms. Kaufman was uncertain.

Mr. Gaydos inquired whether there were any site issues coming down Miller Avenue and Ms. Kaufman answered negatively.

Mr. Joseph Scott, a resident of 1832 James Street, came forward to express his concerns. He suggested that approval of this application would set a precedent and there will be a big fence around the entire yard. He asserted the pigs would roam everywhere and the neighbors would smell them. He reported it sounds like it has been approved from how the zoning hearing board is discussing it and the fences that were suggested. He stated it would affect his father-in-law who has lived in the neighborhood for 55 years. He reported it is a big yard and suggested only half the yard be used to the right of the driveway and keep it from the rest of the neighbors. He pointed out where the yard slopes down to the fence. He again stated a big fence around the entire yard will look ridiculous and it has not been approved for anyone else in the neighborhood. He stated there are other fences but they do not have the same situation. He disagreed with this application.

Mr. Grysiak stated the zoning hearing board has not decided on this application and Mr. Scott pointed out various fences were discussed. Mr. D'Agostino reported options were given to the applicant. Mr. Grysiak asserted the board is trying to determine if there is a compromise so the neighbors agree with what she is able to do with her property. Mr. Scott agreed he wanted the pigs to be safe in an enclosed area. He disagreed with the entire back yard fenced in because it would block everyone's view and no one else in the neighborhood has a six-foot stockade fence which is too much. He would agree to something using half the yard in the lower half where the fence already exits with the one neighbor.

Ms. Kaufman explained the reason the pigs have gotten out is because they have a temporary fence so once the permanent fence is put up it should solve the problem. She apologized to anyone if there has been a smell but it is more concentrated in that small area and she felt a bigger area would solve that problem also.

Mr. Gaydos inquired whether other options were considered. Mr. Grysiak suggested the neighbors get together and discuss it with the applicant and work it out. He mentioned other types of fences and questioned whether she has discussed the issue with a contractor. Ms. Kaufman answered negatively and indicated she wanted to make sure it was approved. She was not opposed with meeting with the neighbors to come up with a compromise. She suggested it is a nice neighborhood and her neighbors are nice. She did not want them to dislike her yard.

Mr. D'Agostino suggested Lowe's or Home Depot has packets of fencing options with multiple fences which she could discuss with her neighbors. Further discussion ensued. Mr. Scott came forward again to point out his father-in-law's house and his house. He agreed to using half the yard in the lower area where it slopes down. He again stated using the entire back yard is ridiculous and the fence would stick out as it comes up the alley like a solid wall for the surrounding neighbors.

Mr. Grysiak suggested the application be tabled to allow time for discussion with the neighbors and contractors. Ms. Kaufman agreed. Whereupon, Mr. Grysiak made a motion to table the application and Messrs. Gaydos and D'Agostino seconded it. Upon a voice vote, the motion carried unanimously.

Mr. Dice explained the record will remain open until next month when a decision is made. He recommended the neighbors meet with the applicant and Mr. Whealdon to work out a solution that everyone is comfortable with the circumstances. He stated it will be addressed at the next regular meeting which is the first Wednesday of September.

22-24-A
GREGG MORELLI

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 14 by 28-foot carport that will encroach approximately 20 feet into the required 30-foot Front Yard Setback for Accessory Structures. The property is located at 403 Center Road, Tax Parcel 855-F-378, in the R-2, One-Family Zoning District.

Mr. Whealdon reported this is a corner lot.

Mr. Greg Morelli, the applicant, came forward to explain the request. He briefly reviewed how he purchased his property nine years ago, tries to keep everything maintained and recently retired. He explained how he wants something to match his house to park his car. He showed a drawing of what the carport would look like. He asserted he considered a garage but has a nice yard with a view. He mentioned he may consider putting in a pool in the future. He explained how the carport would serve as a shelter on one side and a carport on the other side. He stated it would allow him to enjoy his yard. He mentioned how he got something to match his house and shed. He explained from the street to the corner of the white concrete is 19 feet 10 inches but there is another foot and three inches that makes it 21½ feet to where the corner of the shelter or carport will be located. He pointed out it will not obstruct anyone's view and he has consent from his neighbors. He reported he gets a lot of compliments about how much he has done on the property and the last thing he would want to do is to have something that is not appealing to the rest of the neighborhood. He apologized about already putting money down on the purchase of a shed which is non-refundable. He reported the concrete was \$5,500.

Mr. Grysiak inquired whether doors are a possibility in the future and Mr. Morelli answered affirmatively. He explained the openings are big because he did not want it to be a problem with blocking the sight view if it was all closed in because of the bad intersection. He stated that are at least two accidents a month. He asserted he followed all the guidelines and the construction will not begin until he gets a permit.

Mr. D'Agostino inquired about what options he had for garage doors. Mr. Morelli explained he closed the back in and has two doors on the driveway side. Further discussion ensued.

Mr. Gaydos inquired whether there is a difference with it being a carport versus a picnic area. Mr. Whealdon answered negatively and stated it would be an accessory structure. He explained the graphic and questioned whether the two openings are facing the driveway or Logan's Ferry. Mr. Morelli

stated the side that is closed is Logan's Ferry Road and it is open to his yard and the neighbor and the one on the driveway side is the second opening and it is open all the way through. Mr. Whealdon clarified that the short side of the structure is towards Logan's Ferry Road and Mr. Morelli agreed.

Mr. Grysiak inquired whether he anticipated putting in utilities and Mr. Morelli answered negatively. Mr. Whealdon reported he has three letters in support.

Whereupon, Mrs. Wilkins duly made a motion to approve Application No. 22-24-A and Mr. Gaydos 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 8:08 p.m. and Mrs. Wilkins seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

James Rosipal
Chairman

JR/sam