

MUNICIPALITY OF MONROEVILLE

ZONING HEARING BOARD

SEPTEMBER 7, 2022

MINUTES

The meeting was called to order by Chairman James Rosipal at 7:30 p.m.

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

APPROVAL OF MINUTES

There being no corrections, additions or deletions to the minutes of the Regular Meeting of August 3, 2022, a motion was duly made by Mr. Gaydos to approve them, as submitted, and Mrs. Wilkins seconded it. Upon a voice vote, the motion carried unanimously.

OLD 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.

This item was tabled at the August 3, 2022 meeting.

Whereupon, Mr. D'Agostino duly made a motion to untable Application No. 22-23-A and Mr. Gaydos seconded it. Upon a voice vote, the motion carried unanimously.

Mr. Dice requested an update from last month's meeting.

Mr. Whealdon reported he met the applicant at the property and discussed options for the fence such as moving it further away from the alley, a lower fence or an open fence. He stated the applicant has not informed him of what she wants to do. He explained the applicant is permitted to erect an open, four-foot high fence without the variance versus six feet. He stated it would be a standard fence permit so the issue is whether or not the zoning hearing board will grant a variance for a six-foot solid fence.

Mr. Dice advised the zoning hearing board could take additional testimony or act on the application. He stated it would require a motion for approval or denial.

Whereupon, Mr. D'Agostino duly made a motion to deny Application No. 22-23-A and Mr. Gaydos seconded it. Upon a voice vote, the motion carried unanimously.

Mr. Dice reported the matter has been denied for the six-foot fence but a four-foot fence does not require action from the zoning hearing board and Mr. Whealdon concurred.

Ms. Sierra Kauffman, the applicant, came forward to express her concerns. She felt she would be given the chance at this meeting to discuss a compromise plan. Mr. Rosipal stated there is no compromise plan. He explained the applicant was given an explanation that the zoning hearing board would not approve a six-foot fence and she could have a four-foot fence with a decoration on top or any other type fence that is similar to the ones in the neighborhood. He pointed out there are about five houses in the surrounding area that have split-rail fences that are three and a half to four feet high which is acceptable. Again, Ms. Kauffman felt this meeting was to discuss a compromise for the variance. Again, Mr. Rosipal explained she cannot do a six-foot fence but a four-foot fence is permitted. Mr. Whealdon reported it is a four-foot high fence with 50 percent open along the alley but the six-foot solid fence could be done on the sides to a certain point then it would have to drop down to four feet, 50 percent open. She pointed out that an open six-foot fence was discussed. Mr. Dice explained that is no longer a consideration and the zoning hearing board has acted but she has a right to appeal the decision. He stated the matter is closed after a vote is taken. Mr. Rosipal reported no other testimony would be taken on the issue at this time.

NEW BUSINESS

22-25-A

TRANSFORMATION MEDIA, LLC

The applicant is requesting a variance from Sections 307.14(c)(4), 307.14(c)(5) and 307.14(c)(6) of the Monroeville Zoning Ordinance No. 1443, as amended, to eliminate landscaping requirements for a proposed billboard. The property address is 440 Broadway Boulevard, Tax Parcel 747-S-147, in the M-2, Industrial Zoning District.

Mr. Whealdon reported the applicant has withdrawn this application since it was advertised.

Whereupon, a motion was duly made by Mr. Gaydos to accept the withdrawal of Application No. 22-25-A and Mr. D'Agostino seconded it. Upon a voice vote, the motion carried unanimously.

22-26-A

COEUR CHURCH

The applicant is requesting a use variance from Table 201 C, Permitted Uses, Conditional Uses, and Yard and Area Requirements of the Monroeville Zoning Ordinance No. 1443, as amended, to operate a school in association with an existing church. The property is located at 4041 William Penn Highway, Tax Parcel 743-L-367, in the C-2, Business/Commercial Zoning District.

Mr. Nick Miller and Ms. Lisa Palmieri came forward representing the applicant. Mr. Miller reported they are a church looking to host a small bible-based school for their church community. He explained they have a lot of young families and this would be for elementary aged children. He stated it would not be a big operation, would be hosted entirely inside and moves throughout the church

building. He reported it would be done within Coeur Church and they need a space for them to meet and a teacher to have a desk but they would move through the church.

Ms. Palmieri pointed out the location of the church, a telephone store, an insurance office and a cell phone repair store. She reported they leased additional space in the back of their space for a multi-purpose room for the children to use during break time. She stated the church has no windows and they wanted to provide a multi-purposed room for a play and lunch area.

Mr. Whealdon requested he point out the location of Elmer's Aquarium and Mr. Miller pointed it out. Ms. Palmieri pointed out the ham store, a vape store and a PT Therapy Group. She stated at the back of the property is St. Bernadette's School. Mr. Whealdon inquired about the number of students anticipated and Ms. Palmieri answered they currently have two and possibly another one. Mr. D'Agostino questioned whether it would be Monday through Friday. Ms. Palmieri answered affirmatively. Mr. D'Agostino questioned when they have church services and Mr. Miller answered on Sunday. Mr. Rosipal inquired whether the children ever go outside to play and Mr. Miller negatively. He reported they have a Sunday morning and evening service. Mrs. Wilkins questioned whether it was Monday through Friday during the day and Mr. Miller answered affirmatively. Ms. Palmieri added it would be 8:30 a.m. to 3:30 p.m. Mr. Gaydos inquired whether they would be dropped off and picked up at the back of the building. Ms. Palmieri indicated that is why they rented the additional space and they wanted a safe place in the back of the building where there is no traffic for drop off and pickup. Mr. Miller explained there is a rear access in the main building so they are undecided which access point they are going to use. Ms. Palmieri stated the back entrance would have the least amount of traffic and safer for the children. Mr. Whealdon inquired whether the property owner is in favor of what the applicant is proposing and Ms. Palmieri answered affirmative. Mr. Whealdon mentioned a letter was submitted. Ms. Palmieri stated that was stating there are no designated spaces assigned to anyone and everyone can just park wherever possible. Mr. Gaydos inquired whether anyone voiced a complaint and Mr. Whealdon reported there was no correspondence in favor or opposition.

Whereupon, Mrs. Wilkins duly made a motion to approve Application No. 22-26-A and Mr. D'Agostino seconded it. Upon a voice vote, the motion carried unanimously.

22-27-A

KEN HUGHES

The applicant is requesting a dimensional variance from Table 201 A, Permitted Uses, Conditional Uses, Yard and Area Requirements of the Monroeville Zoning Ordinance, No. 1443, as amended to increase the size of an existing garage that will encroach approximately 25 feet into the required 30-foot front yard building setback along Coal Alley. The property address is 730 Shaw Avenue, Tax Parcel 545-D-358, in the R-2, One-Family Residential Zoning District and is a property that has three front yards.

Mr. Ken Hughes, the applicant, came forward to explain his request. He stated he wanted to add on to his garage for storage because he has no room for a shed in his yard and it would be located behind the guardrail from the alley. He reported he has no other place in the yard to place a shed.

Mr. Hughes showed a drawing of his yard and pointed out the garage, the alley and the addition.

Mr. Whealdon reported there was no correspondence in favor or against the application.

There being no further discussion, a motion was duly made by Mr. D'Agostino to approve Application No. 22-27-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, Mrs. Wilkins duly made the motion to adjourn the meeting at 7:47 p.m. and Mr. Gaydos seconded it. Upon a roll call vote, the motion carried unanimously.

Respectfully submitted,

James Rosipal
Chairman

JR/sam