

The City of Lower Burrell **Zoning Hearing Board** held a public hearing on Monday, May 21, 2018 at 7:00 p.m. in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present were George Guido, Charles Stapinski, Charles Markle, and John Millburn, Ordinance Officer Michael Nedley, and court reporter Julie Gerano. Absent were John Kamarados and Councilman Joseph Grillo.

APPROVAL OF MINUTES: Motion by Mr. Markle, second by Mr. Stapinski to approve the minutes of the April 16, 2018 meeting. All in favor. Motion approved.

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

#601 – Leon Abraham, 2580 Penn Avenue requesting a variance/interpretation/special exception to Article 300, Section 101 (3) related to height and square footage of a private garage on property identified as 2580 Penn Avenue, tax map # 17-05-15-0-007, zoned R-2.

Mr. Abraham was present and represented by Matthew Prather of Sebring and Associates, 339 Haymaker Road, Suite 1101, Parkway Building, Monroeville, PA 15146. Mr. nedley gave the following background for petition # 601. Mr. Abraham had applied for a building permit for a garage. It was denied on the grounds that it exceeded the 900 square foot area requirement and 18 foot height requirement.

Mr. Prather distributed a summary of the request to the board members. He explained that the garage would be used for hobbies, sports, and personal storage of tractors, lawn, pool, and patio equipment. Drawings of the proposed building were submitted to the board. There will be no business activities conducted in the proposed building and no flammable or explosives will be stored in it. Mr. Abraham does not conduct business in his home. There were nine photographs of the existing site submitted to the board. There are plans to plant additional trees that will obstruct the view of the building. The photographs were passed out to the audience for viewing.

Timothy Torok, 2660 Princeton talked about Mr. Abraham's business and how noisy and messy he felt it is. He complained about the truck backup alarms and the noise the tailgates make. He fears property value will go down because Mr. Abraham's business will expand with the proposed building creating more equipment and more noise.

Daryl McNutt, 2659 Princeton Avenue testified that he is not concerned with the building materials but with the equipment that he feels is multiplying. He claims debris is brought from job sites and burned on the site. Mr. McNutt spoke about the concrete forms and equipment that is in his field of vision.

Christy McNutt, 2659 Princeton Avenue testified about what the Abraham's property looks like from the vantage point of her property. She hopes that all the work equipment will be stored in the building. Mrs. McNutt showed pictures from her iPhone to the board.

Tim Oakes, 2641 Princeton Avenue testified that Mr. Abraham has been parking to not inconvenience his family. He spoke about all the equipment and the hours of the day that Mr. Abraham comes and goes.

Motion by Mr. Millburn, second by Mr. Markle to close testimony on Petition # 601. All in favor.

Motion by Mr. Stapinski, second by Mr. Millburn to allow the variance on the height and size of the garage with the conditions that work-related vehicles are parked on the side of the building away from the trees and view of neighbors on the backside and no flammable or explosive materials be stored there.

ADJOURNMENT:

With no further business, a motion was made by Mr. Millburn, second by Mr. Stapinski to adjourn the meeting at 8:03 PM. All in favor.

George Guido, Chairman
John Millburn, Secretary