

# SEWICKELY BOROUGH ZONING HEARING BOARD

February 2, 2021

Via Zoom Video Conference

## MEETING MINUTES

**1. The meeting was called to order by Chairman Eichenlaub at 7:00 PM.**

It was announced that due to COVID-19 restrictions, the meeting is being held via video conference and would be recorded by Court Reporter.

**2. Members & Staff Attending:**

Jim Eichenlaub, chairman

Daniel Borecki, member

Clark Webb, member

Randy McCray, Harshman CE Group, LLC- Sewickley Code Enforcement

Donna McMullen, court stenographer

**3. Chairman Eichenlaub determined a quorum of the members were present.**

**4. Affirmation of proper advertising and notice of regular scheduled meeting.**

Code Enforcement Officer affirmed the date, time and location of the meeting had been properly posted and advertised in accordance with state guidelines for holding the meeting virtually.

**5. Minutes of Previous Meeting.**

The minutes of the January 5, 2021 were approved.

**6. Decision of Cases**

Board members Jim Eichenlaub and Daniel Borecki announced the Board's decision denying the variance request for Case No. 21-01, Eric and Jennifer Pogue, property located 520 Pine Road, Block & Lot # 507-M-255, located in the R-1 Zoning District a copy of which was distributed to the applicants in accordance with the Ordinance and MPC.

**7. Continuation of Existing Cases**

There was no pending or continuation of open cases to be considered at the meeting

**8. New Case(s)**

Case No. 21-02, Request for Variance

Matthew Polanz – Owner

Studio St. Germain LLC – Applicant on behalf of Owner (notarized authorization provided)

Property located 327 Spratt Way

Block & Lot # 508-J-191

Zoning District: R-1A

Nathan St. Germain of Studio St. Germain and Owner Matthew Polanz presented the applicant's request for variance to construct an addition to the existing residential structure located at 327 Spratt Way. Applicants are seeking a variance and relief from Chapter 330, Section 406 (B), requiring a maximum building coverage of 45% and the side yard setback of 12 feet aggregate, with a minimum 6 foot on one side.

Neighboring Sewickley residents Jeffery Rhodes of 330 Elizabeth Street, Gleen and Tonya Ford of 322 Elizabeth Street, and Victoria Graham and Robert Stringent of 324 Elizabeth Street testified in opposition to the variance request questioning the hardship of the applicant, neighborhood compatibility and possible discrepancy of the rear setback of the existing structure. After discussion with the Board decided to continue the case until it's March meeting with the applicant agreeing to submit revised site plan and elevation drawings of the proposed addition by February 17<sup>th</sup>.

**9. Unfinished Business**

**2021 Board Reorganization**

The Board elected officers to the Board for 2021, Mr. Eichenlaub will serve as Chairman, Mr. Borecki, Vice Chairman and Mr. Webb Secretary.

**10. New Business**

None

**11. Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 8:40 PM.