

# SEWICKELY BOROUGH ZONING HEARING BOARD

March 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 February 2, 2021 were approved.

**6. Decision of Cases**

None

**7. Continuation of Existing Cases**

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 Sprott Way

Block & Lot # 508-J-191

Zoning District: R-1A

Nathan St. Germain of Studio St. Germain and Owner Matthew Polanz presented revised site plans and elevations drawings of the proposed addition to the existing residential structure located at 327 Sprott Way. Code Enforcement Officer testified to the definitions in the Ordinance of what is part of the primary structure, which was raised during the hearing. Applicant revised it proposal adjusting the location of the proposed addition to increase the rear- and side-yard set-backs; however, 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 remains as initially requested.

Sewickley residents Jeffery Rhodes of 330 Elizabeth Street and Glenn and Tonya Ford of 322 Elizabeth Street, testified they remain in opposition to the variance request questioning the hardship of the applicant, neighborhood compatibility. Victoria Graham of 324 Elizabeth Street testified that as a result of the revised plan submission she was withdrawing her opposition to the variance request.

The hearing was closed and attendees notified that the Board would meet in executive session to consider the testimony presented and issue its decision at its April 6<sup>th</sup> meeting.

**8. New Case(s)**

Case No. 21-03, Request for Variance

Gatesman Properties, LLC – Owner

Kimberly Gatesman, Applicant

Property located 309-311 Elizabeth Street

Block & Lot # 508-J-220

Zoning District: R-1A

Kimberly Gatesman, representing Gatesman Properties, LLC, Owner presented the applicant's request for variance to permit the subdivision of property (Block & Lot # 508-J-220). The property currently meets the square footage requirements of lots located within the R1A zoning district but has a non-conforming use (duplex) situated on the property. Applicant seeks a variance to the lot size as a result of her proposed subdivision of the lot allowing for the sale of the individual duplex units.

Neighboring Sewickley residents Glenn and Tonya Ford of 322 Elizabeth Street raised the question of parking issues that may arise as a result of the variance and subdivision of the property. Applicant requested a continuance of the hearing to allow her the time to respond to the criteria for granting variances. The Board agreed to continue the case to its April 6<sup>th</sup> hearing.

**9. Unfinished Business**

None

**10. New Business**

None

**11. Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 9:18 PM.