

MUNICIPALITY OF MONROEVILLE

ZONING HEARING BOARD

MAY 1, 2024

MINUTES

The meeting was called to order by Chairman Michael Gaydos 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: Michael Gaydos, Larry D'Agostino, Heather Wilkins, Kevin Whitfield, Bruce Dice and Paul Whealdon. Mr. Hutchison was absent.

APPROVAL OF MINUTES

The Zoning Hearing Board considered approval of the minutes of the April 3, 2024 meeting. Mr. Whitfield pointed out there was a typographical error of his name on the first page. Whereupon, Mr. D'Agostino duly made a motion to approve the minutes, as amended and Mrs. Wilkins seconded it. Upon a voice vote, the motion carried unanimously.

NEW BUSINESS

24-8-A

DEAN AND ANNETTE CORRELL

The applicant is requesting two Dimensional Variances from Article III of the Monroeville Zoning Ordinance No. 2779. The first variance is for Section 305.E, Accessory Structures, to install a 32 by 40 feet accessory structure that will exceed the maximum permissible square footage of 500 square feet for an accessory structure by 780 square feet for a structure with a total square footage of 1,280 square feet. The second variance is for Section 316.A. 1 for the structure to exceed the maximum permissible height of 15 feet for an accessory structure by 3.5 feet for a total height of 18.5 feet. The property is located at 2612 Pitcairn, Tax Parcel 857-F-232, in the S, Conservancy Zoning District.

Mr. Dean Correll, the applicant, came forward to explain the request. He reported he wanted the size and height of this garage to park a super class diesel RV and for storage. He explained he needs a 14- foot door to get the motor home in and the largest super class diesel is 39.4 feet long but he was hoping to get a shorter one. He proposed it to be located in the middle of the lot behind the house so he can have a 30-foot turning radius from the left side of the property.

Mr. Whealdon referred to the image on the screen of the property. Mr. Correll pointed out Pitcairn Road on the plan, the location of the building, a fence that will be removed and the building will be in the middle of the lot.

Mr. Gaydos inquired whether the back of the lot would be up against the high school and Mr. Correll answered affirmatively. He explained it goes up an incline and the high school property goes up a 20 to 30 feet elevation change. He reported he has a contractor to put in the concrete base, construct the building, grade it and make it look like the surrounding area. Mr. Gaydos inquired about the building material and Mr. Correll explained it would be 6 by 6 posts around with 2 by 6, 32-foot trusses, steel roof, trimmed out steel sides, 14 by 14 roll up door and a 36-inch man door with no windows. He reported he purchased a building that is in a kit form and will be delivered once he gets the variance approval.

Mr. D'Agostino inquired whether it would match the colors of the house and Mr. Correll answered affirmatively. He explained it. Mr. D'Agostino questioned whether the approach from the driveway to the building would be gravel or concrete. Mr. Correll answered it would be gravel on the left side all the way back within 20 feet of the building and there will be a 4-inch pad in front of the building and a concrete floor in the building.

Mr. Whealdon reported there was no correspondence in favor or opposition to the application. Mr. Correll reported he spoke with all of his neighbors to make sure they approved.

Mr. Whitfield inquired whether he only has one residential neighbor on one side and Mr. Correll answered affirmatively.

Mr. D'Agostino suggested only one side would have the door and the rest would be totally closed. Mr. Correll stated all three sides would be totally closed and he explained it. Further discussion ensued. Mr. Correll reported there would be a 50-foot, 42-inch high concrete retaining wall on the front fascia side so the lot can be leveled and French drains would be installed.

Further discussion ensued concerning leveling the lot and Mr. Whitfield questioned whether it would be a level above his house and Mr. Correll answered affirmatively. He explained his back yard has steps to the deck or the pool and a fire pit area with a retaining wall then goes up to the next level where the fence is located where it will be leveled off for the building. Further discussion ensued. Mr. Correll pointed out the location of the center of the house and the garage and explained this building would be located straight back behind it. He stated there is gravel on the left side that goes up to the building along side the garage then turns a corner into the building. He reported it would be straight back from the porch about half way to the garage to the side of the house.

Whereupon, Mr. Whitfield duly made a motion to approve Application No. 24-8-A and Mr. D'Agostino seconded it. Upon a voice vote, the motion carried unanimously.

24-9-A

MMNP TRUST ONE

The applicant is requesting two Dimensional Variances from Article III, Section 306, Residential Zoning Districts Lot and Yard Requirements of the Monroeville Zoning Ordinance No. 2779, to create a two-lot subdivision with an existing structure that encroaches into the required 40-foot rear yard setback by 25.5 feet and the required 10-foot side yard setback by 4 feet. The property address is 3668 Northern Pike, Tax Parcel 638-F-074, in the R-2, Single-Family/Multi-Family Residential Zoning District.

Mr. John Silvestri came forward representing the applicant. Mr. Jim Hawkins, a neighbor also came forward to express his concerns about Iva Street on the plan. Mr. Silvestri referred to the survey and the subdivision plan. He stated the two-dimensional variances were advertised and he had a certificate of nonconformity that was requested in the application as to the structure. He explained it did not need to a separate primary use so it is being withdrawn. He clarified that the current request is for the two variances. He referred to the block and lot map and explained the outline of the property is shown in red which consists of approximately 1.8 acres. He explained the 2012 image from the assessors is a grassy front area where he wants to build a ranch house. He pointed out in the back that he wants to subdivide has trailers and tractors which is 25 feet below the upper level in the front. He stated there are additional tractors and trailers beyond the property line and junk. He reported a citation was issued to the former property owner for the junk because he was running a truck repair shop which is known as the Sweeney Property. He referred to a Monroeville Staff Map which shows the zoning of the property with Iva Street along the boundary and the back part is S, Conservancy. He indicated he wants to acquire the S, Conservancy to make sure it stays S, Conservancy.

Mr. Silvestri pointed out the structure on the corner of the property and explained it is currently classified as commercial property. He is requesting that it be reclassified as residential property. He referred to a property record card which shows that Sweeney purchased the property in 1972. He stated the second page shows that the construction was done in 1960. He explained there are two parts to the building, a rectangular piece built in 1960 and the extension that was built post-1972. He stated it is classified as light manufacturing and it should be classified as a garage and to match up the image with the property record card, they have the 1962 and the 1972 pieces. He reported he took two images which shows the difference in the style of the brick and the construction that was built in 1960 and was added in 1972.

Mr. Silvestri explained there are two garage doors that has a man-door next to it which is duplicated in the newer part of the garage walking toward the 1960 part. He suggested it is two garage doors and a man door instead of being a wall.

Mr. Silvestri referred to the neighborhood and pointed out Iva Street coming off Northern Pike and the grassy area. He reported the roof of the garage cannot be seen from Northern Pike because it is at the same level as the grassy area that is 1.8 acres. He again stated that is the location he wants to place a ranch house. He briefly explained when they found the property and how he wants to subdivide it. He reported the property is zoned residential so it can only be used as a home and it was suggested that the garage could be divided so that it is a combination of garage and residence. He reported from history that he received is that this has been a problematic property because of the commercial operation in the back and there were few complaints because it could not be seen or heard.

Mr. Silvestri reported his neighbor's question is whether he intended to do anything to disturb the street and he stated he would not. Mr. Dice inquired whether it is a municipal street. Mr. Silvestri stated it is not accepted by the municipality but it was dedicated in a plan of lots that predated Mr. Hawkin's stepdaughter and he and his wife in those two parcels that are located on the other side of Iva Street. He reported it is dedicated as a public street in the plan of lots that created the street but it has never been upgraded to municipal specifications so it could be accepted as a street for maintenance purposes.

Mr. Silvestri referred to a image of the day after he got possession of the property where a neighbor's tree had fallen over the wall that comes out from the garage and he reported his wife removed it. He referred to photographs of the wildlife on the property and suggested he intends to rehabilitate the property to be sustainable. Further discussion ensued regarding the wildlife.

Mr. Hawkins was uncertain about how far down the property goes and where the car lots begins. Mr. Silvestri explained if he walks to the end of Iva street there is a grassy area that is beaten down by four-wheeler traffic that meanders down to the cyclone fence that protects the car dealership. Mr. Whealdon stated it is the Dodge Dealership and it is located hundreds of feet down. He reported there is a whole other property between Silvestri's Property and the Dodge Dealership. Mr. Hawkins stated he only goes down there if there is a fire. Further brief discussion ensued. Mr. Whealdon reported he did not receive any correspondence from the neighbors.

Whereupon, Mrs. Wilkins duly made a motion to approve Application No. 24-9-A and Mr. Whitfield 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 8:01 p.m. and Mr. Gaydos seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Michael Gaydos
Chairman

MG/sam