

MUNICIPALITY OF MONROEVILLE

ZONING HEARING BOARD

AUGUST 7, 2024

MINUTES

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

APPROVAL OF MINUTES

There being no corrections, additions or deletions to the minutes of the July 3, 2024 Regular Meeting, a motion was duly made by Mr. Whitfield to approve them, as submitted. Mrs. Wilkins seconded it and upon a voice vote, the motion carried unanimously.

NEW BUSINESS

24-11-A

BRUCE RICHARDS

The applicant is requesting a Dimensional Variance from Article III, Section 315, Supplemental Lot and Yard Requirements of the Monroeville Zoning Ordinance, No. 2779, to install a deck and walkway within the required 10-foot side yard of the property. The property address is 303 Oliver Drive, Tax Parcel 640-R-294, in the R-2, Single/Family Residential Zoning District.

Mr. Bruce Richards, the applicant, came forward along with Mr. Jeremy Polito, Quakerstate Contracting. Mr. Polito reported they are proposing to make a 16 by 13-foot walkway and a connecting 17 by 12-foot deck at the side and rear of the existing house. He stated it would be six feet from the neighbor's side yard. He explained the variance should be granted because of the unique physical circumstances present an unnecessary hardship. He reported the first-floor side door is elevated and it needs an elevated structure to access it. He stated the door accesses the kitchen and they need a six-foot width to be able to maneuver appliances in and out of the house. He pointed out the interior doors to the kitchen are too narrow to move appliances from the front door. He suggested a wider walkway will address any future handicapped needs. He noted there are no first-floor accesses to the rear exterior of the house which is only possible from an elevated deck connected to the side walkway. He stated it is at the rear corner of the house that is shaded during the heat of the day.

Mr. Polito reported the unique physical circumstances hinder property development and the house is located only 12 feet away from the neighbor's boundary. He explained any walkway or structure used to gain access to the first-floor kitchen door will lie in the 10-foot setback. He stated

because there are no rear first floor doors to the house, the only way to access a deck in the back is at the rear of the house with a connecting walkway.

Mr. Polito reported these unnecessary hardships were not created by the homeowners and the position of the house and location of the exterior and interior doorways were existing when the property was purchased.

Mr. Polito reported the installation of the new walkway and deck will not cause a change to the character of the neighborhood or impair any appropriate use of the adjacent properties and will not be detrimental to any public welfare.

Mr. Polito reported the variance represents the minimum needed to access the first-floor kitchen door. He added the adjacent neighbor has no problem with the deck and he presented a photograph of the side yard. (Exhibit A)

Mr. Whitfield inquired whether this would be a wooden structure and Mr. Richards answered it would be wood composite. Mr. Whitfield questioned whether this is the way the house was when it was purchased and Mr. Richards answered affirmatively. He added the house had a deck and a four-foot walkway. Mr. Whitfield inquired whether it was caused by adding any additions and Mr. Richards answered negatively. He stated they proposed to expand it a little bit so they can get in and out of the door with appliances. He reported he got the idea from someone who had a similar deck on the street but his will not be as wide. Mr. Whitfield asserted this would be a six-foot walkway back along the house that connects to a deck at the back of the house and Mr. Richards concurred. Mr. Whitfield inquired whether there would be steps and Mr. Richards answered affirmatively. He added they will be four-feet wide. Mr. Whealdon referred to the plan in the application packet that reflects the steps and dimensions.

Mr. Richards pointed out the side of the house with the deck that faces the neighbor that signed the papers and there are no windows.

There being no further discussion, Mrs. Wilkins duly made a motion to approve Application No. 24-11-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, a motion was duly made by Mr. Hutchison to adjourn the meeting at 7:40 p.m. and Mrs. Wilkins seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Michael Gaydos
Chairman

MG/sam