

The North Strabane Township Zoning Hearing Board met in regular session on Wednesday, March 2, 2011 at 7:00 P.M. at the Municipal Building, located at 1929 Route 519, Canonsburg, PA.

Attending this session

W. Patric Boyer, Chairperson
Robert Shader, Vice Chairperson
Steve Bilko, Secretary
Peter Elish, Member
Richard Murphy, Member

Also attending this session

Candie Yerkey, Court Reporter
Margaret Householder, Stenographer

APPROVAL OF
MINUTES

Motion by Shader, seconded by Boyer to approve the minutes of the meeting of February 2, 2011. Motion carried, all members present voting yes.

ADMINISTER
OATH

At this time the oath is administered to all those who wish to give testimony this evening.

HEARING
ADAM WABNEG,
REQUESTING
SIDE YARD
VARIANCE

This is an application of Adam Wabneg, 133 Locust Avenue, Canonsburg, PA 15317, requesting a variance to Section 802, D.E.F, and Section 1403, A relating to the side yard requirements.

Location is 133 Locust Avenue, Canonsburg, PA 15317. Lot size is -1 acre. Present use is dwelling. Zone district is R-3. Present improvements upon land – home and shed. Proposed use – addition.

I believe that the Board should approve this request because: I have a corner lot with two front yards and two side yards. With one of the side yards there is a major hillside and the other side yard is reasonable, but I would like to have a couple of feet variance for addition.

No previous application has been filed. Applicant is the owner. Approximate cost of work involved is approximately \$60,000.00.

Following are the names and addresses of owners of property within 300 feet:

Fred and Susan Britvich 105 Locust Circle

Frank and Donna Kramer	107 Locust Circle
Melvin and Bertha Bell	111 Locust Circle
Vincent Ley	129 Locust Avenue
Christine Stefanyak	131 Locust Avenue
Rose Giovanni	118 Locust Circle
John Heslin	121 Locust Circle

The fee was paid and the hearing was advertised on February 16 and February 23, 2011.

Boyer Come forward with what you have and tell us what you need and why you need it.

Adam Wabneg Thank you for taking the time to meet with us this evening. My name is Adam Wabneg and this is my wife, Ivy. I have lived in North Strabane for 23 years of my life. I'm 25. I've enjoyed every minute of it. I recently bought a house, 3 years ago, and it's wonderful. Here are aerial views of the location. Up on top of the hill, if you're not familiar, left on Linden, right on 19, left on Locust Avenue, first red brick house you see. I took some pictures, showing you exactly what we want to do and accomplish. Looking at the house, to the right, you see a set of pine trees. We're wanting to put on a 24 x 30 addition, towards the pine tree side, and for us to do that, I need a 3 foot variance.

Boyer What's considered the front of the house?

Householder It's a corner lot, so two fronts and two sides.

Boyer So you need a variance on the side?

Wabneg Yes, sir.

Boyer What's the setback?

Householder Ten feet.

Wabneg At this time Mr. Wabneg hands out photos of the property. I'll be over the setback 3' x 21'.

Boyer So you're only going to be over a triangular shaped piece of ground?

Wabneg Yes, sir. A little piece of pie. The addition is going toward Mrs. Giovanni's home.

At this time Mrs. Wabneg hands out exhibits, showing the existing home and the proposed addition.

- Boyer So you need a 3' variance, tapering down to zero.
- Wabneg Yes, sir.
- Bilko What's on the side where the addition is going? Is there a road, or somebody else's side yard?
- Wabneg The tree line on Mrs. Giovanni's property.
- Boyer Are the trees at the property line? Are they on your property?
- Wabneg They belong to Mrs. Giovanni. They are her trees, but I take care of them. We're very peaceful up there.
- Shader Have we heard anything from the neighbors?
- Wabneg Everybody that I talked to, I had to go around and get signatures, everybody was all for it. They're excited for it. They can't wait for us to start, but this is the start to determine whether we move on or not.
- Boyer Do you two have any, are you here for this matter, or are you here for another matter (speaking to members of the audience).
- Mrs. Bunting Another matter.
- Boyer Okay. So your neighbors don't have any problem with it?
- Wabneg No, not at all.
- Elish This is an addition, not a deck or porch?
- Wabneg Correct. It will be a dining room, a master bedroom, master bath, with a two car garage underneath. The very last picture is the finished product.
- Boyer Can we keep this? (referring to the board provided by Mr. Wabneg with photos)
- Wabneg Sure.
- Boyer We'll mark this as Exhibit A.
- We'll mark the graph paper drawings showing the proposed addition as Exhibit B.
- Bilko It's almost the size of the house, isn't it?

Wabneg Almost

Boyer There's nobody here objecting or voicing any concerns. Do we have a motion?

MOTION FOR Motion by Bilko, seconded by Boyer to allow a variance up to 3' towards
APPROVAL FOR the property, consistent with the drawings in Exhibit B.
ADAM WABNEG

 Motion carried, all members present voting yes.

ADJOURNMENT Motion by Elish, seconded by Boyer to adjourn the meeting, all business
 being concluded. Motion carried, all members present voting yes, and
 the meeting was adjourned at 7:10 P.M.

W. Patric Boyer, Chairperson

Steve Bilko, Secretary

FOR INFORMATIONAL PURPOSES

Mrs. Judy Bunting and Mrs. Janeen Galati, regarding a subdivision of the former Pallaria garage and Mrs. Julia Pallaria's home on Route 519.