

ROSS TOWNSHIP ZONING HEARING BOARD
July 10, 2019

The Regular Meeting of the Ross Township Zoning Hearing Board was held on July 10, 2019, at 7:00 p.m. Ms. Schellhaas called the meeting to order.

PRESENT: Beth Schellhaas, Tara Howey, James R. Atzert, Ronald Zangaro and Philip Little

SOLICITOR: Catherine A. Conley, Esq.

DIRECTOR OF COMMUNITY DEVELOPMENT AND BOARD LIAISON: Dominic J. Rickert

RECORDING SECRETARY: Teresa M. Benson

Pledge of Allegiance

APPROVAL OF MINUTES:

May 19, 2019

Motion to approve made by Mr. Little and seconded by Mr. Zangaro.

Motion carries unanimously

OLD BUSINESS - None

NEW BUSINESS:

ZHB-13-19 - James Busch is requesting a variance to permit used car sales without new vehicle sales as a principal use and a 10,653 SQF variance to the 30,000 SQF lot size pursuant to Chapter 27-906.4.P(1)(b) and Chapter 27-906.4.P(2)(b) of the Township Zoning Ordinance at property located at 2248 Babcock Boulevard in a C-2 Zoning District of the 1st Ward.

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Mr. Gazmend Murtezi, 114 Doray Drive, Pittsburgh, PA 15237, was present on behalf of the applicant and duly sworn. He described the request in detail. Ms. Conley stated: “He needs two variances. One is a use variance, because you can only have used car sales.” Ms. Howey asked if Mr. Murtezi would be willing to limit the number of cars to 5 to 8. Mr. Murtezi stated 8 cars would be perfect for their business, as the property didn’t allow for many more than that. Ms. Schellhaas suggested tabling the request until a site visit can be performed.

Ms. Conley stated: “Tell me a little bit about the business right now. Why do you think you’d have a hardship if the Board was not inclined to grant this?” Mr. Murtezi replied that selling used cars would enable the business to stay open as they are trying to “rebuild” the customer base from the previous owners.

Ms. Conley then asked: “Do you think eventually you might be able to just use it as a transmission business and not have to sell used cars?” Mr. Murtezi responded that that was the goal eventually. He then provided information on what services would be available and how many employees the business would have.

Mr. Mike Locke, 8150 Perry Highway, Pittsburgh, PA 15237, was present and duly sworn. He stated that he owns the property next door and has tried to maintain the property. He is pleased that the business will be opening and is hopeful that Mr. Murtezi will maintain the building and property. Mr. Murtezi stated that they paid a year’s rent in advance, and the lease states that that money will strictly be used to make over and renovate the property.

No further public comments for or against

Motion to table ZHB-13-19 made by Ms. Howey and seconded by Mr. Atzert.

Motion carries unanimously

ZHB-14-19 – Alpine Pools, agent of the property owner, is requesting a variance to Chapter 27-906.6.D(6) of the Township Ordinance to place a swimming pool in the front yard of a corner lot located at 208 Grove Avenue in an R-2 Zoning District of the 3rd Ward.

Ms. Christine Jarvis and Mr. Chuck Hall, 208 Grove Avenue, Pittsburgh, PA 15229, were present and duly sworn. Ms. Jarvis described her request in detail and presented photographs. She confirmed they are putting in a wrought iron fence.

Ms. Colleen Froehlich, 124 Lansing Avenue, Pittsburgh, PA 15229, was present and duly sworn. She stated she has no problem with the pool being installed.

No further public comments for or against

Motion to grant ZHB-30-18 made by Mr. Little and seconded by Mr. Zangaro.

Motion carries unanimously

ZHB-15-19 – David Farabaugh is requesting a 300 SQF variance to the minimum lot size requirement pursuant to Chapter 27-907 for a proposed 1 to 2 lot subdivision of property located at 181 Hinkle Road in an R-2 Zoning District of the 6th Ward.

Mr. David Farabaugh, 115 Petunia Avenue, Pittsburgh, PA 15229, was present and duly sworn. He described his request in detail, including the fact that he had just received the deed and that all utilities are present. He plans to subdivide the property, and he is currently renovating the existing house to sell it. He hopes to eventually build a small house on the bottom portion of the property.

Mr. Donald Kirschner, 183 Hinkle Road, Pittsburgh, PA 15229, was present and duly sworn. He indicated he had a concern about how close the house would be built to his fence line and his property line.

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Mr. David Silverman, 156 Spruce Valley Drive, Pittsburgh, PA 15229, was present and duly sworn. He expressed a concern if a new house was built, it would be too close to his property. He also indicated that he has a current problem with water running off the property onto his property.

Mr. Russ Campbell, 187 Hinkle Road, Pittsburgh, PA 15229, was present and duly sworn. He expressed his concern about water draining onto his property. He also requested that if a variance is granted, that it be for a single-family home only. Mr. Campbell also inquired why the square footage for a multi-family lot was 5,500 and a single-family lot was 6,500.

Ms. Conley replied: “R-2, single-family is 6,500; duplex is 5,500.”

Mr. Rickert emphasized that any house built on that property would have to stay 10 feet from the property lines, unless they received a variance.

Ms. Schellhaas suggested tabling the request until a site visit could be made. Mr. Farabaugh requested that the site visit take place as soon as possible. Ms. Schellhaas asked that Mr. Farabaugh “stake out” the property so the Board could see the footprint of the potential new house. Ms. Schellhaas also advised Mr. Silverman to contact Public Works concerning the drainage problem on his property.

No further public comments for or against

Motion to table ZHB-15-19 made by Ms. Howey and seconded by Mr. Zangaro.

Motion carries unanimously

Motion to pay the bill of the solicitor for \$3,996.00 was made by Mr. Zangaro and seconded by Ms. Howey.

Motion carries unanimously

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ADJOURNMENT:

Motion to adjourn made by Ms. Howey and seconded by Mr. Little.

Motion carries unanimously

MEETING ADJOURNED AT 7:55 P.M.



Beth Schellhaas
Chairperson

Minutes prepared by Teresa M. Benson, Registered Professional Reporter

