

# SEWICKELY BOROUGH ZONING HEARING BOARD

August 4, 2020

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. Member & Staff Attending:**

Jim Eichenlaub, chairman

Clark Webb, member

Daniel Borecki, member

Randy McCray, Harshman CE Group, LLC- Sewickley Code Enforcement

**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. Decision of Cases**

There were no pending cases requiring action of the Board.

**6. Continuation of Existing Cases**

There was no pending or continuation of open cases to be considered at the meeting

**7. New Case(s)**

Case No: 20-01 Request for Variance

Owner: Paul Mulbah, Jr., Shonte Mulbah ,Helene Zacharias

Applicant: Paul Mulbah, Jr

Property: 23 Ferry Street

Block & Lot: 507-S-289

District: R-1A

Owner of the property, Paul Mulbah, Jr., presented the applicant's request for variance to demolish the existing single-family home on the property in question and construct a new single family home. Variance sought is to the set-back requirements in the R-1A zoning district as identified in Section 330-406, attachment 4 and Section 330-408 (B) Neighborhood compatibility standards. Applicant's request was to reduce the front set-back to sixteen (16') feet. Applicant provided evidence and testimony the front set-back of the existing structure is approximately five (5') feet from the property line. A twenty (20') foot storm water easement dissects the property approximately midway through the property further reducing the building area on the front portion of the property. Applicant and residents, testifying during the hearing, stated all the structures on the block in question, along Ferry Street, had a set-back of zero to eight feet. During cross examination the applicant stated that while his request for the sixteen was the amount needed to build the new home within the buildable area, the applicants would like to build closer to the street if permitted to move the home further away for the easement in the rear of the property and align the new home with the other homes along Ferry Street. Neighboring resident, Dennise Stephens of 325 Ferry Street and Liz Fecko of 270 Grant Street both testified in support of the applicant's request to reduce the front set-back, acknowledging the median setback of the street was far less than the requirement in the R-1A zoning district, and that placing the home at the set-back of the existing home would be compatible with the neighborhood.

There being no persons present offering testimony, in opposition to the variance request, and following deliberation of the board in executive session, the applicant agreed and signed a waiver to their right to receive a written decision within 24 hours of the public announcement of the Board's decision. On motion by Mr. Borecki and second by Mr. Webb the Board agreed, unanimously, to grant a variance for the front yard set-back of five (5')

feet. A written decision and findings of fact in granting the variance will be delivered within 45 days of the Board's Action.

**9. Unfinished Business – Reorganization of the Board**

None

**10. New Business**

None

**11. Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 7:30 PM.