

September 27, 2023

The regular meeting of the Zoning Hearing Board was held on Wednesday, September 27, 2023, at 6:00 p.m. in the Assembly Room of the Millcreek Township Municipal Building, 3608 West 26th Street.

PRESENT: Messrs. Tanner, DiPlacido, Calhoun, Attorney Jeremy Toman, Matthew Puz Jr., Zoning & Development Officer, and Julie Maggio, Assistant Zoning & Development Officer..

BUSINESS:

Appeal No. 23-19: MATT KROL, for property located at 3824 Stellar Drive, seeking a variance for the height of an accessory structure in the R1 Single Family Residential District. **Index 512-034**

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Matt Krol, 375 Moore Rd, spoke on behalf of this variance. He stated that his client would like to construct a 50' x 36' auxiliary structure asking for 7.2' over the 20' maximum height. His clients would like to match the aesthetics of the house design (clear story). The proposed garage would have a showcase of windows and create a unique look like the house. One garage door needed to be 12' in height in order to store the RV which created a taller wall height to support the structure. The higher portion of the roof (30' of the 50') not the entire width of the garage exceeds the 20' maximum height requirement. The building site sat on a large parcel of land in the back left of property surrounded by woods. The proposed garage would not hinder the view of any surrounding neighbors and would be an aesthetically pleasing auxiliary building. He gave the Board **EXHIBIT A (PICTURES & DRAWINGS OF THE PROPOSED)**

Mr. Tanner asked what the height of the main peak would be. Mr. Krol replied that the main peak was 23' and the clear story peak was 27.2' and none of the area would be living space. Mr. Tanner asked if the design was just to be aesthetically pleasing for the neighborhood and match the home. Mr. Krol replied yes.

Mr. DiPlacido asked if this proposed structure could be scaled down. Mr. Krol responded that it probably could, but it would not match the house, which was the goal they wanted to achieve. Mr. DiPlacido asked where the proposed garage could be seen from. Mr. Krol replied that the proposed garage could be seen from the front of the home only.

Mr. Tanner asked topographically how much higher the proposed building would be than the home. Mr. Krol responded that it was approximately a 5'-7' elevation change.

Atty. Toman wanted clarification that the height of the clear story was due to the height of 12' door or what was the necessity of the 12' high door. Mr. Krol responded that the height of the door was due to the storage of the Recreational Vehicle for the winter.

Mr. DiPlacido asked what the height of the ceiling was. Mr. Krol informed Mr. DiPlacido that if you look at the dotted lines on one of the drawings provided, you would see the different heights.

Atty. Toman asked if, in a regular height garage with the height of the door 12', would you be able to still construct the building in compliance within the Zoning Ordinance. Mr. Krol responded that from their calculations, they would be at the bare minimum structural integrity of what the building code requires to be able to put a roof line and meet the 20' height restriction. He noted that the snow loads that they must build to and the span of 36' puts it at the minimums and his company liked to build them better and stronger based upon the area we live in.

Mr. DiPlacido asked how far the structure would be from the house and from the road. Jeremy Bowes, 375 Moore Rd, replied that the structure would be 100' from the house and approximately 200' from the road.

Kendra Zacks, 3721 Volkman Rd, disagreed with the allowance for this variance. The structure was closer to their home than the Schuts' residence. She has seen a decrease in wildlife due to the thinning of the forest for the proposed project. She enjoyed seeing the wildlife and being enclosed by the treed lot. Also, it was a visual impediment, and they did not want this variance granted and were opposed to it.

There were no other comments from the public.

A motion was made by Mr. DiPlacido, seconded by Mr. Calhoun, that this appeal be denied. Motion 3-0

There being no further business, the meeting was adjourned at 6:46 p.m.



Scott Calhoun - Secretary