

CALL TO ORDER: Cris Lowstuter at 6:02 p.m.

PRESENT: Cris Lowstuter – Chair of the Board, John Cramer – Board Member, Patty Caralli – Board Member, Richard Radomski – Board Member

ALSO PRESENT: Matt Schmizzi – Solicitor, Ted Wawzyniak – Court Recorder, Bill Whetzel – Zoning Officer, Benjamin Walker – Board Secretary

ABSENT WITH CAUSE: Leonard Galante – Board Member

AGENDA: April 21, 2021
Motion to accept the agenda as presented.

MINUTES: September 16, 2020 and November 16, 2021
Motion to accept the minutes from these dates as presented.

CITIZENS:

COMMUNICATIONS: None

OLD BUSINESS: None

NEW BUSINESS:
Advertised March 29, 2021 and April 5, 2021 - site posted April 6, 2021

1. **Appeal #21-01:** Jamie N. Crawford, 516 Sells Lane, Greensburg, PA 15601 is requesting a variance to Zoning Ordinance 17-07, Article 2, Section 2.5.7 for permission to construct a small garage for storage on 412 North 4th Street, Jeannette, PA 15644, TAX MAP No. 14-02-09-0-104.

This property is located in a Mixed Residential District according to the Zoning Map as part of the Zoning Ordinance. Constructing an accessory structure such as a garage or storage unit is in violation of Zoning Ordinance 17-07, Article 2, Section 2.5.7.

Mr. Crawford gave an impassioned speech explaining his history in the City of Jeannette, and further explained his intentions to invest in more properties in the City. He further explained that Bill Frye, the City's Fire Chief, misled him with incorrect information, but later clarified that Mr. Frye simply lacked the necessary knowledge to assist him further and even aided him by informing him of other

properties that may be good for investment. Mr. Crawford additionally explained that the property would only be used for storage of equipment from his business, Birchfield Gas Services LLC. Such equipment includes plastic tubing of no greater than 2 inches in diameter, and no vehicles would be stored in or moved onto the property. He intends to leave the existing staircase in the front of the property intact, and that the structure will be built in line with the face of the neighboring properties. Mr. Crawford explained that utilities such as water, sewage, and electrical would all be added to the structure. He further explained that he is in the process of acquiring the adjacent property, but is uncertain as a timeline for acquisition.

The City Zoning Officer, Bill Whetzel, explained the reason for denying Mr. Crawford's Zoning Application, as it was in violation of Ordinance 17-07 Article 2, section 2.5.7.

The Board called for an Executive Session to deliberate on the details of the case at 6:19 PM.

Cris Lowstuter called the meeting back to order at 6:44 PM.

MOTION TO GRANT THE APPLICANT A VARIANCE TO ZONING ORDINANCE 17-07 ARTICLE 2 SECTION 2.5.7 TO CONSTRUCT THE INTENDED STORAGE STRUCTURE CONTINGENT UPON THE APPLICANT CONSTRUCTING THE STRUCTURE IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY OF JEANNETTE; INCLUDING, BUT NOT LIMITED TO ALL BUILDING CODE AND PERMIT REQUIREMENTS.

A motion was made by Caralli and seconded by Radomski to grant the above variance.
All present were in favor

ADJOURNMENT:

A motion was made by Cramer and seconded by Caralli to adjourn the meeting at 6:47 PM.
All present were in favor.