

P R O C E E D I N G S

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3 MS. JOCHIMS: Let's call the December 15th,
4 2009, meeting of the Zoning Hearing Board to order. Whoever
5 will be giving testimony tonight please stand and raise your
6 right hand and I'll administer an oath, all those in the
7 audience, you two.

8 ALL PROSPECTIVE WITNESSES,
9 having been first duly sworn,
10 testified as follows:

11 MS. JOCHIMS: The microphone will assist here
12 in recording the testimony. This is Hearing 5-09, Gerald
13 and Joyce Myers. State your name and address for the record
14 and begin.

15 MR. MYERS: I'm Gerald Myers. I live at 4149
16 Grandview Drive here in Gibsonia.

17 MS. MYERS: And I'm Joyce Myers, 4149
18 Grandview Drive.

19 MR. MYERS: Do you have the packet?

20 MS. KANE: We do have the packet, yes.

21 MS. JOCHIMS: Yes.

22 MR. MYERS: We're applying for a variance for
23 our shed we purchased with the intention of placing it
24 another place until we had a contractor come in and he
25 surveyed the land and he said it couldn't go where we had

1 planned because the topography sloped 30 degrees in two
2 directions and if we placed the shed there I wouldn't be
3 able to put my tractor into it without significant change in
4 the topography enough to put a large ramp or something to
5 get it there.

6 So that's why we elected to look at other
7 locations. I will point out that our house currently is
8 only 40 feet from the road.

9 MS. MYERS: From Oakhill.

10 MR. MYERS: From Oakhill. So we are
11 actually--

12 MS. KANE: So you're on the corner of
13 Grandview and--

14 MR. MYERS: Yeah, we're on the corner lot.
15 Because we're on the corner lot and it's a pie-shaped lot,
16 most of our yard is actually within the no-build zone. We
17 have very little area we can actually place the shed.

18 The area we're asking for, it's a hundred
19 feet from our back end and 212 feet from the front, so we're
20 not near anything currently built or going to be built
21 because of the yard behind us there's a driveway there,
22 there's an odd-shaped lot, and you couldn't build a house
23 very close to that at all.

24 MS. KANE: Okay.

25 MR. MYERS: I'll also point out that our

1 neighbor's shed is currently only about 15 feet from the
2 road because of the pie-shaped lot. If he was on the corner
3 lot his shed would be out of variance. It's actually closer
4 than we are because of the way the road turns and--

5 MS. KANE: Corner lots are strange.

6 MR. MYERS: And pie-shaped lots.

7 MS. MYERS: The point is in the rear of the
8 property.

9 MR. MYERS: The shed does not obstruct any
10 views. It's also elevated ten feet above the road and
11 behind some bushes and trees. So it can be seen in winter,
12 but it can't be seen most of the year. The place that we
13 have picked it's really the only place we have now that it
14 would not affect our leach bed or require a significant ramp
15 and construction to place it somewhere else.

16 MS. KANE: You said that there are no homes
17 on the lot behind you?

18 MR. MYERS: Yeah.

19 MS. MYERS: There's a home, but it sets up
20 away further and so that you can't even really see it from
21 our property. So there's a driveway that goes up.

22 MR. MYERS: The driveway is more than our
23 yard deep back into the woods.

24 MR. WALZER: The larger map I think shows it.

25 MS. KANE: I saw it.

1 MS. MYERS: Then there's no other home along
2 Oakhill for quite a way.

3 MR. WALZER: I think when they moved the shed
4 they were looking at the neighbor's shed thinking they could
5 do it. If you look at the survey, see how the neighbor's
6 shed is in a pie. The neighbor actually put a shed that is
7 close to their property because they're basically 16 feet
8 from the street.

9 MS. KANE: Oh, I see what you mean, it's back
10 there.

11 MR. WALZER: The shed is 16 feet off the
12 street.

13 MR. MYERS: With that frontage we're required
14 to be back significantly further.

15 MS. KANE: We both live on corner lots. We
16 are aware.

17 MS. JOCHIMS: We always live on corner lots.
18 I'm not sure why.

19 MR. MYERS: How many corners are there in the
20 world.

21 MS. KANE: Well, I certainly know, you know,
22 in looking at the photos that you've submitted to us, you're
23 right this is not going to be seen by anybody. It's a very,
24 you know, wonderful landscape here that can hide it.

25 Even if it weren't hiding it, the fact that

1 you have no one behind you, there's somebody across the
2 street from you there, but that's their garage side it looks
3 like by virtue of the cars parked in the driveway, I think
4 this is definitely a very useful request.

5 Do you have any other questions?

6 MS. JOCHIMS: No. But I would add that given
7 the topography of your lot, too, it's unusual, not
8 necessarily this sloping but this pie-shaped wedge that it
9 creates.

10 MR. WALZER: Would you like to talk about
11 your septic field also?

12 MR. MYERS: Well, the only flat land we have
13 is currently our septic field.

14 MS. MYERS: We don't want to set that on top
15 of a septic field.

16 MR. MYERS: That's also too close to the
17 road. The rest of the front yard slopes significantly.

18 MS. KANE: Well, I have no objections to this
19 at all.

20 MS. JOCHIMS: Is that a motion?

21 MS. KANE: I move that we grant a variance to
22 the side yard setback to the Myers so they can install their
23 shed.

24 MS. JOCHIMS: I second that. All in favor.

25 (All said aye.)

1 MS. JOCHIMS: It's been approved.

2 MS. MYERS: Thank you very much.

3 MR. MYERS: Thank you.

4 MS. KANE: You're welcome.

5 MR. WALZER: Now you can take the sign out of
6 the window and put it on the mailbox.

7 MS. KANE: I move that we adjourn.

8 MS. JOCHIMS: Motion to adjourn.

9 (All said aye.)

10 (Whereupon, at 7:09 p.m., the proceedings
11 adjourned.)

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C E R T I F I C A T E

I hereby certify that the proceedings and evidence are contained fully and accurately in the notes taken by me on the written proceedings and that this copy is a correct transcript of the same.

Dated at Penn Hills Township, Pennsylvania, this 1th day of January 2010.

Karen L. Cross
Reporter - Notary Public

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