

February 16, 2017

Zoning Case: Z03-17

**Michael & Amy Shurina  
154 Russellton-Dorseyville Rd.  
Cheswick, PA 15024**

**Attendees:** Neil Tristani, George Hollibaugh, Sean Parkinson, Scott Woloszyk, and James Smullen

**Absent Member(s):** Joseph Gizienski

**Other Attendees:** William Payne, Code Enforcement Officer  
Patrick Cassetti, Solicitor

Variance: From requirements of Ordinance No. 394: Article V, Section 5.4 and Section 19.15.2

Property is zoned R-2 (Semi-Suburban Residential District – Low/Medium Density)

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**Case Z03-17:** Represented by Amy Shurina, seeking a land use variance to keep a horse and chickens on property.

Property owners presently have one horse and five chickens on property measuring 1.070 acres. Area is fenced in with a setback of 5 to 15 feet from property line. Manure is picked up daily, put in bags and disposed off-site. Owners have permission from neighbors to crossover their property (Ms. Pam Tedesco’s property) to ride on John Cook’s property that measures approximately 100 acres. Mrs. Shurina also transports the horse to other areas for riding and training. The five chickens are raised as a pet for their daughter and for the eggs. Does not sell the eggs, for personal consumption only. No rooster on property.

Ms. Shurina explained the different organizations she belongs to with the horse and feels that owning the horse and chickens shows her daughter and other neighboring children responsibility.

The following neighbors voiced their opinions/concerns:

- David Getting (5 Coffee Lane): Has two granddaughters from the city that play with the Shurina’s daughter. Taking care of the animals and holding the chickens is a good education for the girls.
- Pam Tedesco (21 Coffee Lane): Owners have a nice barn, horse is well kept. Animals don’t bother anybody.
- John Guzak (161 Russellton-Dorseyville Road): Very nice property, always clean. Lives across street and didn’t even know they had a horse and chickens.
- Dolores Getting (5 Coffee Lane): In favor of the horse and chickens as granddaughters love the animals.
- Bill Payne submitted and read a letter from Susan Gelnett (162 Russellton Dorseyville Road): Have no objections for the Shurinas’ to have their horse and chickens. “They are great neighbors and what they have on their property does not bother us at all.”

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Mrs. Shurina, at this time, explained the riding club that is geared towards children. Their daughter earns points by helping with the horse. Mr. Payne stated that he inspected the stable and found it to be very clean and in order.

First motion by Mr. George Hollibaugh and second motion by Mr. James Smullen to GRANT the land use variance for keeping of horses and chickens with the following conditions:

1. Variance is limited to 1 horse/pony.
2. Any manure shall not be stored within 15 feet of the property line.
3. All manure shall be stored in a manner that does not create a nuisance by reason of odors or pest vector attraction.
4. Fencing for any animals must be properly maintained to prevent animals from roaming.
5. All chickens shall not travel beyond the property line unless neighbor approves.
6. No rooster shall reside on property.
7. Variance limits the number of chickens to 6.
8. All animal feed must be stored in a manner that does not create pest vector attraction.
9. All fences or structures that currently do not have permits must obtain permits.
10. Variance can be terminated if Code Enforcement Officer finds violations that are not corrected within 30 days of notice of violation. A violation of stated variance conditions shall also be deemed a violation of West Deer Township's Zoning Ordinance.

Voting Yes to Grant Land Use Variance: Mr. Hollibaugh, Mr. Parkinson, Mr. Tristani, and Mr. Smullen

Voting No to Grant Land Use Variance: Mr. Scott Woloszyk  
"Because the property is not close to the acreage stated in the zoning ordinance. Granting this variance could set precedence for others. Property size is an issue."

Land Use Variance was **GRANTED**

**OTHER BUSINESS:**

The Findings of Facts and Conclusions of Law for Case Z01-17 and Z02-17 were presented to be approved.

First motion by Mr. Smullen and second motion by Mr. Woloszyk to accept the Findings of Facts and Conclusions of Law for the last meetings. Voting was unanimous.