

December 10, 2020

Zoning Case: Z05-20

**JA Rulli General Construction dba Nova Flooring
221 Russellton Dorseyville Rd.
Cheswick, PA 15024**

Attendees: Sean Parkinson, George Hollibaugh, Neil Tristani, James Smullin, Joe Gizienski, Scott Woloszyk

Absent Member(s):

Other Attendees: William Payne, Code Enforcement Officer
Branden Fulciniti, Solicitor
Dorothy Moyta, Zoning & Planning Administrator
Teresa Benson, Court Reporter

Variance: Use variance from Ordinance No. 394: Article V, Section 5.4, Chart B

Property is zoned R-2 (Semi-Suburban)

Case Z05-20: *Represented by Joseph A. Rulli, Jr.*

A zoning variance application was submitted for a use variance at 221 Russellton Dorseyville Rd., Cheswick PA 15084. The property is zoned R-2 (Semi-Suburban.). The request was previously denied under **Zoning Ordinance #394, Section 5.4, Chart B.**

Mr. Rulli presented a package to include a Zoning Hearing Board Application and 6 pages describing his company. The building will be used by the Owner for offices, a warehouse, and a shroom space for specialty flooring and a general construction company. Mr. Rulli is currently renting in Sharpsburg, PA. Mr. Rulli currently has 15 employees and he may add 1 or 2 mor. The current building could handle growth for his company. Mr. Rulli is planning for cosmetic improvements. He will be changing the metal door frames that are rusting and is also planning for a garage. There will be a dumpster on the side that will be screened. No façade updates are planned. JCCG's Memorandum of December 10, 2020 is attached to this zoning case.

The following Questions were asked by Mr. Fulciniti and *answered by Mr. Rulli:*

1. Would the existing structure allow for residential use ? *No, not easily.*
2. How does the sales function ? *Customers will come and look at the displays in the showroom.*
3. Will there be any noise issues ? *There will be very little noise after 4:00 PM. There will be some deliveries by UPS or Fed Ex Ground.*
4. Do you know of any opposition to this use variance ? *No.*
5. Will any shop work be done at this facility ? *Sometimes trim work will be done.*
6. Will there be any outside storage ? *No, only inside storage.*
7. There is a holding tank for this facility; will this be pumped regularly or as scheduled ? *Yes.*

The following Conditions were placed on the use variance::

1. No outside storage.
2. No façade changes.
3. The hours will be Monday through Friday 7:00 AM to 4:00 PM. Saturday : 7:00 AM to 7:00 PM.
4. No loud noises will be associated with this site.
5. If any violations are found, additional conditions an be applied in the future.

Public comments: No positive or negative comments from public.

The Zoning Hearing Board **GRANTED** the zoning Variance for Mr. Rulli.

Voting was unanimous.

Any aggrieved parties have 30 days to file an appeal with the court of common pleas.

Zoning Hearing Board
Z05-20
December 10, 2020