

April 27, 2022

Zoning Case: Z03-22

**Harry Gestrich, Property Owner  
Saxonburg Blvd., Parcel #1359-D-119  
Cheswick, PA 15024**

**Attendees:** Joe Gizienski, George Hollibaugh, Neil Tristani, Dan Smullin, , Chad Dolby, H. Nelson Crooks, Scott Woloszyk.

**Absent Member(s):** Sean Parkinson.

**Other Attendees:** William Payne, Code Enforcement Officer  
Branden Fulciniti, Solicitor  
Dorothy Moyta, Zoning & Planning Administrator  
Veronica Trettel, Court Reporter  
Harry Gestrich, Property Owner

Variance: Zoning use variance from Ordinance No. #394: Article 210 Attachment I, Conventional Land Uses

Property is Zoned C-2 (Highway Commercial)

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**Case Z03-22:** *Represented by Harry Gestrich..*

A zoning variance application was submitted for a use variance on Saxonburg Blvd. – Parcel # 1359-D-119, Cheswick, PA 15024. The lot size is 3.2 acres. The property is C-2 (Highway Commercial). The request was previously denied under Zoning Ordinance #394, Article 210 Attachment I, Conventional Land Uses

Mr. Gestrich has put the land up for sale and the buyer is looking to build a single family home on the parcel. He said that all the properties around the parcel are single family homes. He showed the rendering of the house that the buyer wants to build as well as plans of his own should the sale fall through. The sale is contingent on this variance being granted.

Questions/ comments from Mr. Crooks of the Board are as follows. (*Mr. Gestrich's Answers in italics*)

1. Are there were utilities on the site ? *No but they are available on Saxonburg Blvd.*
2. Is there any problem with complying with the R-3 zoning guideline ? *No.*
3. Are you looking for any variance from the R-3 standards ? *No*
4. Has the property line access always existed ? *Yes*
5. What is the frontage on Saxonburg Blvd. ? *245'.*

Mr. Dolby asked whether this was a State road. *Yes.*

Mr. Hollibaugh asked whether this property might be mor e valuable as a commercial property.

Mr. Payne said that this Saxonburg Blvd. corridor was zoned C-2 at one time to promote businesses along that corridor. It's easier to go from C-2 to R zoning than the other way around.

Mr. Smullin asked how the swimming pool and associated buildings that are on the property would factor into the sale. *Mr. Gestrich said that the buyer would deal with this.*

Mr. Payne stated that the buyer needs to be made aware of the liability of the pool and associated buildings on the property. *Mr. Gestrich said that the buyer would deal with the liabilities regarding the swimming pool.*

Mr. Fulciniti posed the following questions to the applicant regarding this variance: *(Mr. Gestrich's answer.)*

1. Would this be an economic hardship if this variance isn't approved? *Yes.*

*(The Zoning Board adjourned to discuss.)*

Mr. Gizienski made the motion to grant the use variance. Mr. Hollibaugh seconded the motion. The variance is dependent on the property owner meeting all requirements of the R-2 requirements.

Voting was unanimous.

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

Zoning Hearing Board  
Z03-22