

BEFORE THE ZONING HEARING BOARD  
CITY OF GREENSBURG  
DECISION OF THE ZONING HEARING BOARD

**FINDINGS**

**OWNER:** Lee R. Stevenson

**LOCATION:** 310 Beaver Street  
Greensburg, PA 15601

**NATURE OF APPEAL:** Special Exception  
Section 265-129

**ZONING DISTRICT:** R-2 General Residence District.

This matter comes before the Zoning Hearing Board of the City of Greensburg on the Special Exception request of Lee R. Stevenson with respect to a proposed change from one nonconforming use to another. The most recent use is reputed to be a commercial printing business and the applicant wishes to change that nonconforming use to a storage/warehouse facility.

After proper notice was given according to the Greensburg Zoning Ordinance and the Pennsylvania Municipalities Planning Code, a public hearing was held on Wednesday, June 15, 2016 at 4:00 p.m. at the Greensburg City Hall, Greensburg, Pennsylvania. Notice of the hearing was properly published in the Tribune Review newspaper and the property was posted by the Zoning Officer in advance of the hearing. At the public hearing, the applicant, through his Power of Attorney, appeared and offered testimony in support of the application along with others.

**FINDINGS OF FACT**

1. That the applicant has standing before the Zoning Board by virtue of a recorded deed to the property.
2. The property has been used as a printing company for many years.
3. There is no dispute that the property has been a nonconforming use for a substantial period of time.
4. The property across the street is owned by Josh Volk who operates an automotive specialty shop at 305 Beaver Street. It will be used exclusively as a warehouse for that business to accommodate the growth of that business.
5. There will be no increase in traffic or noise as a result of this use.
6. There is an agreement of sale for Mr. Volk to eventually purchase the property from Mr. Stevenson.

7. One neighbor attended and asked questions but offered no testimony.

### **CONCLUSIONS**

- A. On the basis of the testimony submitted by the applicant and other interested parties and the facts contained in the application itself, and all of the exhibits presented to the Zoning Board, the Zoning Hearing Board is of the opinion that the applicant has met the burden of proof with respect to the granting of a Special Exception request pursuant to the requirements of the Pennsylvania Municipalities Planning Code.
- B. It is the opinion of the Board that the Grant of the Special Exception would not be detrimental to the character of the neighborhood under the facts presented. Accordingly, this application is Granted. The Board has determined that the proposed change from one nonconforming use to another, that of a storage or warehouse facility, would not be detrimental to the neighborhood.

  
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Zoning Officer

Date: July 14, 2016