

Chartiers Township Zoning Hearing Board

2 Buccaneer Drive
Houston, PA 15342
(724) 745-3415
Fax (724) 745-1744

ZONING HEARING BOARD

Jill Keefer, *Chair*
Joyce Mariani, *Vice Chair*
James Amato, *Secretary*

Cindy Alexander
Sandra Allen

August 2025 Agenda

August 18, 2025

5:30 P.M.

1. Call to Order

- a. Pledge of Allegiance

2. Roll Call

- a. Alexander _____ Allen _____ Amato _____ Keefer _____ Mariani _____
Heiser (Alt) _____ Stark (Alt) _____

3. Minutes

- a. Call for a motion to approve the minutes of the June 16, 2025 Zoning Hearing Board meeting, as presented.

4. Old Business

- a. None

5. New Business

- a. 514 Furlong Court
 - i. Township - Establish the Record

Applicant: Kevin Talpas

Affected Property: 514 Furlong Court

Washington County Parcel ID 170-017-07-00-0072-00

Variance Requested:

The applicant is requesting a 6.5 foot front yard variance from Section 350-20 B (1) (c) of the Chartiers Township Code of Ordinances, Zoning to construct a new structure in the 20 foot required front yard setback as approved by variance dated May 20, 2013. The applicant proposes to construct a single family dwelling on the lot with a minimum 13.65 foot setback.

- ii. Applicant Presentation
- iii. Discussion

6. Executive Session (If needed)

a. Begin: ____:____ P.M.

b. End: ____:____ P.M.

7. Action Items

a. 514 Furlong Court

- i. Call for a motion to approve/deny/approve with conditions/table the request for a 6.5 foot front yard variance from Section 350-20 B (1) (c) of the Chartiers Township Code of Ordinances, Zoning to construct a new structure in the 20 foot required front yard setback as approved by variance dated May 20, 2013. The applicant proposes to construct a single family dwelling on the lot with a minimum 13.65 foot setback.

8. Adjournment

a. Motion: _____

b. Second: _____