

Chartiers Township Zoning Hearing Board

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

ZONING HEARING BOARD

Jill Keefer, *Chair*
Ronald Petrie, *Vice Chair*
James Amato, *Secretary*

Cindy Alexander
Joyce Mariani

January 2026 Agenda

January 12, 2026

5:30 P.M.

1. Call to Order

- a. Pledge of Allegiance

2. Roll Call

- a. Ms. Alexander _____ Ms. Allen _____ Mr. Amato _____
Ms. Keefer _____ Ms. Mariani _____
Moore (Alt) _____ Starke (Alt) _____

3. 2026 Reorganization

- a. Chair: _____
 - 1) Motion: _____ Second: _____ Vote: _____
- b. Vice-Chair: _____
 - 1) Motion: _____ Second: _____ Vote: _____
- c. Secretary: _____
 - 1) Motion: _____ Second: _____ Vote: _____
- d. Establish Official Meeting Date and Time: 3rd Monday of the Month at 5:30 PM
 - 1) Motion: _____ Second: _____ Vote: _____

4. Minutes

- a. Call for a motion to approve the minutes of the November 17, 2025 Zoning Hearing Board meeting, as presented.

5. Old Business

- a. None

6. New Business

- a. Oath
- b. Proof of Advertising and Posting
- c. **Hearing #1**

Variance request from Kimberly and Dennis Jenkins, 405 Cherry Avenue, Houston, PA 15342. The applicant is requesting a 25 foot front yard variance for an accessory

structure in the front yard from Section 350-20 B (1) (c) and a 5 foot variance from the required 15 feet from any property line per Section 350-35.C (2) of the Chartiers Township Code of Ordinances, Zoning. The applicant proposes an above ground pool with a 10 foot front yard setback from Wylie Avenue. The property has two front yards. The subject property is zoned R-2 residential also known as Washington County Parcel ID 170-006-04-14-0011-00.

- 1) Township Establish Record
- 2) Applicant presentation
- 3) Public Comment
- 4) Executive Session (If needed)

Begin: ____:____ P.M.

End: ____:____ P.M.

5) **Action Item Hearing #1** – Kimberly and Dennis Jenkins 405 Cherry Avenue

Call for a motion to approve/deny/approve with conditions/table the request for 25 foot front yard variance for an accessory structure in the front yard from Section 350-20 B (1) (c) and a 5 foot variance from the required 15 feet from any property line per Section 350-35.C (2) of the Chartiers Township Code of Ordinances, Zoning for an above ground pool with a 10 foot front yard setback from Wylie Avenue.

Roll Call

Ms. Alexander ____ Ms. Allen ____ Mr. Amato ____
Ms. Keefer ____ Ms. Mariani ____
Heiser (Alt) ____ Stark (Alt) ____

d. **Hearing #2**

Variance Request from Robert Nestor, 125 Cummins Avenue, Houston PA, 15342. The applicant is requesting a 25 foot front yard variance from the required 35 foot front yard setback from Section 350-20 B (1) (c) and a 1 foot side yard variance from the required minimum 5 foot side yard setback of the Chartiers Township Code of Ordinances, Zoning. The applicant proposes to construct a garage with a 10 foot front yard setback along Cummins Avenue and a 4 foot side yard setback. The subject property is zoned R-2 residential also known as Washington County Parcel ID 170-016-07-04-0010-00.

- 1) Township Establish Record
- 2) Applicant to present.

3) Public Comment

4) Executive Session (If needed)

Begin: ____:____ P.M.

End: ____:____ P.M.

6) **Action Item Hearing #2** – Robert Nestor, 125 Cummins Avenue

Call for a motion to approve/deny/approve with conditions/table the request for a 25 foot front yard variance from the required 35 foot front yard setback from Section 350-20 B (1) (c) and a 1 foot side yard variance from the required minimum 5 foot side yard setback of the Chartiers Township Code of Ordinances, Zoning to construct a garage with a 10 foot front yard setback along Cummins Avenue and a 4 foot side yard setback.

Roll Call

Ms. Alexander ____ Ms. Allen ____ Mr. Amato ____

Ms. Keefer ____ Ms. Mariani ____

Heiser (Alt) ____ Stark (Alt) ____

7. Adjournment

a. Motion: _____

b. Second: _____