

Chartiers Township Zoning Hearing Board

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ZONING HEARING BOARD

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

Cindy Alexander
Sandra Allen

November 2025 Agenda

November 17, 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 August 18, 2025 Zoning Hearing Board meeting, as presented.

4. Old Business

- a. None

5. New Business

- a. Oath
- b. Proof of Advertising and Posting
- c. **Hearing #1**
 - 1) To hear a request from Kevin Talpas of 719 Mission Hills Drive, Canonsburg, PA 15317 requesting an additional 2.8 foot variance from the previously approved variances allowing a 13.65 foot front yard setback as granted June 16, 2025, thereby requesting a total of a 24.15 foot variance, from the required 35 foot front yard setback per Section 350-20 B (1) (c) of the Chartiers Township Code of Ordinances, Zoning. The applicant proposes to construct a porch roof encroaching on the previously approved setback to allow a 10.85 foot setback for the porch structure. The subject property is zoned R-2 residential and is located at 514 Furlong Court, Washington, PA 15301 also known as Washington County Parcel ID 170-017-07-00-0072-00.
 - 2) Township Record
 - 3) Executive Session (If needed)

Begin: ____:____ P.M.

End: ____:____ P.M.

- 4) Action Item Hearing #1 - 514 Furlong Court, Washington, PA 15301 also known as Washington County Parcel ID 170-017-07-00-0072-00

Call for a motion to approve/deny/approve with conditions/table the request for an additional 2.8 foot variance from the previously approved variances allowing a 13.65 foot front yard setback as granted June 16, 2025, thereby requesting a total of a 24.15 foot variance, from the required 35 foot front yard setback per Section 350-20 B (1) (c) of the Chartiers Township Code of Ordinances, Zoning for the construction of a porch roof encroaching on the previously approved setback to allow a 10.85 foot setback for the porch structure.

Roll Call

Alexander ____ Allen ____ Amato ____ Keefer ____ Mariani ____
Heiser (Alt) ____ Stark (Alt) ____

d. Hearing #2

- 1) To hear a request filed by Hawthorne Partners, Inc., 127 Adams Avenue, Canonsburg, PA 15317. The applicant is requesting a 20 foot rear yard variance from the required 30 foot rear yard from Section 350-20 B (1) (e) of the Chartiers Township Code of Ordinances, Zoning to construct 5 townhouse units on Lot 8 with a 10 foot rear yard setback to allow the stormwater management basin to be dedicated to the HOA property. The subject property is zoned R-2 residential and is located off of Kings Road also known as Washington County Parcel ID 170-015-00-00-0010-07.

- 2) Township Record

- 3) Executive Session (If needed)

Begin: ____:____ P.M.

End: ____:____ P.M.

- 4) Action Item Hearing #2 – Kings Run – Lot 8 also known as Washington County Parcel ID 170-015-00-00-0010-07

Call for a motion to approve/deny/approve with conditions/table the request for 20 foot rear yard variance from the required 30 foot rear yard from Section 350-20 B (1) (e) of the Chartiers Township Code of Ordinances, Zoning to construct 5 townhouse units on Lot 8 with a 10 foot rear yard setback to allow the stormwater management basin to be dedicated to the HOA property.

Roll Call

Alexander _____ Allen _____ Amato _____ Keefer _____ Mariani _____

Heiser (Alt) _____ Stark (Alt) _____

6. Adjournment

- a. Motion: _____
- b. Second: _____