

Chartiers Township Zoning Hearing Board

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ZONING HEARING BOARD

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

Cindy Alexander
Joyce Mariani

July 2022 Agenda

July 18

5:00 P.M.

1. Call to Order

- a. Pledge of Allegiance

2. Roll Call

- a. Alexander _____ Mariani _____ Amato _____ Petrie _____ Keefer _____
Dains (Alt) _____ Allen (Alt) _____

3. Old Business

- a. Parlin, 127 Pine Ave
 - i. *Call for a motion to dismiss the request from Brandon Presto for a 10' front yard setback variance from Section 350-35 C(2) of the Chartiers Township Code of Ordinances, Zoning until the July 18, 2022 Zoning Hearing Board meeting at 5:00 p.m. as the Applicant and Property Owner requested that the application be withdrawn.*

4. New Business

- a. Sheetz, 640 and 660 Pike St
 - i. *Applicant:* Sheetz, Inc.
 - ii. *Affected Property:* 640 and 660 Pike St. (Parcel IDs: 170-017-03-00-0020-00 and 170-017-03-00-0019-00)
 - iii. *Requests:* The applicant has filed the following variances applications:
 1. A paved area maximum variance from Section 350-30.C.8 to have 56% paved area in excess of the maximum paved area of 40% that is required;
 2. A variance from Section 350-34D 1 and 1(b) to allow for six (6) wall signs with a maximum area of 150.54 square feet in excess of the maximum number of two (2) wall signs with an aggregate area maximum of 100 square feet.
 3. An approximate 15 foot variance from the required 25 foot rear yard of Section 350-38.B.(1)(c)
 4. A variance from the 0.75 lumen per square foot minimum required by Section 350-38.B(6) in order to meet the 0.1 footcandle maximum at the property line as required by Section 350-51.F.(17)(i);

5. A 17.5 foot setback variance for underground fuel storage tanks from the required 25 foot setback for fuel storage from any property of Section 350-51F(17)(g);
6. A variance from Section 350-51.F.(17)(i) requiring 0.1 footcandles at the property line to allow for an average of 0.9 footcandles at the property line

5. Executive Session (if necessary)

- a. Begin: _____:_____ P.M.
- b. End: _____:_____ P.M.

6. Action Items

- a. Sheetz:
 - i. Paved area maximum 350-30.C.8
 - ii. Maximum number and area of wall signs 350-34D 1 and 1(b)
 - iii. Rear Yard: 350-38.B.(1)(c)
 - iv. Minimum Lumens per square foot: 350-38.B(6)
 - v. Fuel storage setback: 350-51F(17)(g)
 - vi. Footcandles at the property line: 350-51.F.(17)(i)

7. Adjournment

- a. Motion: _____
- b. Second: _____
- c. Time: _____:_____ P.M.