

Chartiers Township Zoning Hearing Board

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Houston, PA 15342
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ZONING HEARING BOARD

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

Cindy Alexander
Joyce Mariani

December, Agenda

December 19, 2022

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. Minutes

- a. Call for a motion to approve the minutes of the November 21, 2022 Zoning Hearing Board meeting, as presented.
- b.

4. Old Business

- i. *Applicant:* The Perryman Company
- ii. *2045 West Pike Street, Houston, PA 15342, also known as Washington County Parcel IDs 170-016-00-00-0030-00, 170-016-00-00-0030-03 and 170-016-00-00-0030-04.*
- iii. *Ratification of the actions of the October 17, 2022 meeting as the ordinance sections referred to the Industrial Zoning District not an Industrial Park, which upon the lot consolidation, this land development will qualify as, specifically:*
 1. A 35 foot variance from the required 50 foot rear yard setback of Section 350-33.D 8 to allow for a 15 foot rear yard setback (*approved under 350-33D(5)*); and
 2. An 11 foot variance from the 50 foot maximum building height of Section 350-33.D.(9) to allow for a 61' building (*approved under Section 350-33.C.6*); and
 3. A 5% variance from the 35 % maximum lot coverage of Sections 350-33.D.(10) to allow for 40% lot coverage (*approved under Section 350-33.C.7*).
- iv. Call for a motion to ratify the actions of the October 17, 2022 meeting, specifically the correction Code Section references to be applicable to an Industrial Park.

5. New Business

- a. Perryman
 - i. *Applicant:* The Perryman Company
 - ii. *2045 West Pike Street, Houston, PA 15342, also known as Washington County Parcel IDs 170-016-00-00-0030-00, 170-016-00-00-0030-03 and 170-016-00-00-0030-04.*
 - iii. *Request:* The applicant has requested a 10 foot variance from the required 50 foot minimum distance between buildings of Section 350 33 D (12) for an Industrial Park in the I-1, Industrial Zoning District:

6. Executive Session (if necessary)

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

7. Action Item

- a. Perryman
 - i. Call for a motion to approve/deny/approve with conditions/table the 10 foot variance from the required 50 foot minimum distance between buildings of Section 350 33 D (12) for an Industrial Park in the I-1, Industrial Zoning District:

8. Adjournment

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