

Chartiers Township Zoning Hearing Board

2 Buccaneer Drive
Houston, PA 15342
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ZONING HEARING BOARD

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

Cindy Alexander
Joyce Mariani

January 2023 Agenda

January 9, 2023

5:00 P.M.

1. Call to Order

- a. Pledge of Allegiance

2. Roll Call

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

3. 2023 Reorganization

- a. Chair: _____
 - i. Motion: _____ Second: _____ Vote: _____
- b. Vice-Chair: _____
 - i. Motion: _____ Second: _____ Vote: _____
- c. Secretary: _____
 - i. Motion: _____ Second: _____ Vote: _____
- d. Establish Official Meeting Date and Time: 3rd Monday of the Month at 5:00PM
 - i. Motion: _____ Second: _____ Vote: _____

4. Minutes

- a. Call for a motion to approve the minutes of the December 19, 2022 Zoning Hearing Board meeting, as presented.

5. Old Business

- a. None

6. New Business

- a. Perryman
 - i. *Applicant:* The Perryman Company
 - ii. *Affected Property:* 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. *VariANCES Requested:*
 1. A 12 foot variance from the required 50 foot minimum distance between buildings of Section 350 33 D (12.) to allow for 38 feet between buildings.

2. An 8.33 foot variance from the 60.33 side yard setback requirement of Section 350-33-D. (9) to allow for a 52 foot side yard setback.
3. A 24.33 foot variance from the 60.33 side yard setback requirement of Section 350-33 D (9) to allow for a 36 foot rear yard setback variance.

b. Scarmazzi Kings Run, LLC– Kings Road

- i. *Applicant: Scarmazzi Kings Run, LLC*
- ii. *Affected Property:* 58 Kings Road, Washington, PA 15301, also known as Washington County Parcel IDs 170-015-00-00-0010-00 (portion)
- iii. *Variance Request:* The applicant has requested an 8 foot variance from the maximum building height of 30 feet to allow for a 38 foot height as required by Section 350-20(B)(1)(f).

7. Executive Session (if necessary)

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

8. Action Items

- a. Perryman
 - i. Call for a motion to approve/deny/approve with conditions/table the request for a 12 foot variance from the required 50 foot minimum distance between buildings of Section 350 33 D (12.) to allow for 38 feet between buildings.
 - ii. Call for a motion to approve/deny/approve with conditions/table the request for an 8.33 foot variance from the 60.33 side yard setback requirement of Section 350-33-D. (9) to allow for a 52 foot side yard setback.
 - iii. Call for a motion to approve/deny/approve with conditions/table the request for A 24.33 foot variance from the 60.33 side yard setback requirement of Section 350-33 D (9) to allow for a 36 foot rear yard setback variance.
- b. Scarmazzi – Kings Road
 - i. Call for a motion to approve/deny/approve with conditions/table the request for an 8 foot variance from the maximum building height of 30 feet to allow for a 38 foot height as required by Section 350-20(B)(1)(f).

9. Adjournment

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