

# 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

## October 2023 Agenda

October 16, 2023

5:00 P.M.

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### 1. Call to Order

- a. Pledge of Allegiance

### 2. Roll Call

- a. Ms. Allen \_\_\_\_ Ms. Alexander \_\_\_\_ Mr. Amato \_\_\_\_ Ms. Keefer \_\_\_\_ Ms. Mariani \_\_\_\_

### 3. Minutes

- a. Call for a motion to approve the minutes of the August 21, 2023 Zoning Hearing Board meeting, as presented.

### 4. Old Business

- a. None

### 5. New Business

- a. 476 Spruce Lane:
  - i. *Applicant:* Victoria Tornabene
  - ii. *Affected Property:* 476 Spruce Lane, Houston, PA 15342, also known as Washington County Parcel ID 170-016-13-00-0002-00.
  - iii. The applicant has requested a 20 foot setback variance from the 50 foot required setback along Woodlawn Drive. The property is located on a corner and has 2 front yards. The front of the house will face Spruce Lane and meet the required 50 foot setback on Spruce Lane.

*The applicant has requested to table the variance request to the November 20, 2023 Zoning Hearing Board meeting.*

- b. Ed Ryan Estates

- i. *Applicant:* DR Horton
- ii. *Affected Property:* Hanover Lane, also known as Washington County Parcel ID's 170-017-00-00-0015-01 and 170-017-00-00-0015-02.

- iii. *The applicant is proposing to construct a development with 13 townhomes on the subject property. The subject property is zoned R-2 and is located on Hanover Lane, Houston, PA 15342, also known as Washington County Parcel IDs 170-017-00-00-0015-01 and 170-017-00-00-0015-02. The applicant has requested an approximate 10 foot variance from the 50 foot minimum gross site perimeter buffer yard requirement for townhouse developments to provide a minimum 40.23 foot buffer yard. The variance is requested to allow for 10 X 10 foot patios in the rear of townhouses to be constructed as required by Section 350-20(B)(2)(d).*

**6. Executive Session (if necessary)**

- a. Begin: \_\_\_\_\_:\_\_\_\_\_ P.M.
- b. End: \_\_\_\_\_:\_\_\_\_\_ P.M.

**7. Action Items**

- a. 476 Spruce Lane
  - i. Call for a motion to table the request for a 20 foot setback variance from the 50 foot required setback along Woodlawn Drive to the November 20, 2023 Zoning Hearing Board meeting. The property is located on a corner and has 2 front yards. The front of the house will face Spruce Lane and meet the required 50 foot setback on Spruce Lane. as required by Section 350-20.B(1)(c) to allow for a 23 foot setback for the construction of a deck on the existing pool in the front yard.
- b. Ed Ryan Estates – Hanover Lane
  - i. Call for a motion to to approve/deny/approve with conditions/table the request for a 10 foot variance from the 50 foot minimum gross site perimeter buffer yard requirement for townhouse developments to provide a minimum 40.23 foot buffer yard. The variance is requested to allow for 10 X 10 foot patios in the rear of townhouses to be constructed as required by Section 350-20(B)(2)(d).

**8. Adjournment**

- a. Motion: \_\_\_\_\_
- b. Second: \_\_\_\_\_