

<p style="text-align: center;">AGENDA</p> <p style="text-align: center;">ZONING HEARING BOARD</p> <p style="text-align: center;">JANUARY 4, 2021</p>

A. ROLL CALL

B: APPROVAL OF SUMMARY: NOVEMBER 2, 2020 MEETING

C: COMMUNICATIONS: INVOICE FROM DAVID MONTGOMERY FOR
PROFESSIONAL SERVICES FOR THE NOVEMBER 2, 2020
ZHB MEETING FOR \$209.00.

INVOICES FROM SIMMS STRNISA FOR ATTENDANCE
FEES FOR THE NOVEMBER 2, 2020 ZHB MEETING FOR
\$225.

D: OLD BUSINESS:

1. CASE NO: #2781

APPLICANT: CHRISTINE ELEK

LOCATION: 341 MARSHALL ROAD

SUBJECT: (A) Variance from Chapter 69, Section 23.3.1, Lot Area: Dimensional
variance from the requirement for ½ acre (21,870 sq. ft.) lot size; (B)
Variance from Chapter 69, Section 23.3.1, Lot Width: Dimensional
variance from required width of one-hundred (100) ft. at the building line,
relief from side yard dimensional requirements. Section.23.4.2 (C)
Variance from Chapter 69, Section 23.4.2, side yard setback: Dimensional
variance from required side yard setback requirements.

SECTIONS: 69.23.3.1; 69.23.4.2; 23.4.2

E: NEW BUSINESS:

2. CASE NO. #2783

APPLICANT: PENN COVE GROUP

LOCATION: 3001 COOL SPRINGS DRIVE

SUBJECT: (A) Variance from Chapter 69, Section 28.3.3, Lot area: Townhouse
dwelling; One acre, and a minimum lot width of 150 feet at the building
line: Applicant requests a lot width variance to permit lot widths of one-
hundred (100) foot at the building line for lots 1, 2, 3, 4, 5, 7, 8, 9 and 14
and the lot size variance request of less than one (1) acre would be for all
the lots/parcels within the development; (B) Variance from Chapter 69,
Section 28.4.1, Front Yard Setback; 25 feet: Applicant requests variance
to permit a front yard setback of eighteen (18) feet for lot 12 and nine (9)
feet for lots 13 and 15; (C) Variance from Chapter 69, Section 28.4.3, Rear
Yard Setback; 30 feet: Applicant requests variance to permit a rear yard

setback of eighteen (18) feet for lots 1, 2, 3, 4, 5 and 13; **(D)** Variance from Chapter 69, Section 28.5, Percentage of lot coverage; 15%: Applicant is requesting variance to permit lot coverage up to 38% for all lots/parcels within the development, with the exception of lot 8; **(E)** Variance from Chapter 69, Section 28.8, Breaks in continuity shall not be less than five (5) feet: Applicant request variance to reduce the breaks in continuity down to two (2) feet; **(F)** Variance from Chapter 69, Section 28.9, Additional buffer yard of not less than twenty (20) feet: Applicant requests relief to not be required to provide additional twenty (20) foot buffer yard for lot 12.

SECTIONS: 69.28.3.3; 69.28.4.1; 69.28.4.3; 69.28.5; 69.28; 69.28.9

3. CASE NO. # 2784

APPLICANT: PITTSBURGH SMSA LIMITED PARTNERSHIP
DBA VERIZON WIRELESS

LOCATION: 1465 GENE DRIVE (PENNSYLVANIA AMERICAN WATER)

SUBJECT: Dimensional variance for the co-location of telecommunications accessory equipment **(A)** Dimensional variance to locate equipment less than fifty (50) feet from residentially zoned property, section 35.4.6.2.B; **(B)** Relief from twenty (20) feet buffer area requirement for an access easement, section 25.4.4; **(C)** Relief requested to not provide the required buffer landscaping and permit construction of access drive within buffer yard, section 35.4.3 (a-b)

SECTIONS: 69.35.4.6 (2) (b); 69.25.4.4; 69.35.4.3 (a-b)

F: OTHER

G: CITIZEN COMMENTS

H: ADJOURNMENT