

ZONING HEARING BOARD

AGENDA

AUGUST 28, 2024

7:00 PM

1. Hearing #1

The purpose of this hearing is to consider the application of Brandon M. Evans for a variance request related to the proposed installation of an accessory ground-mounted solar array at 121 Climo Lane Zelienople, PA 16063; and further identified as Tax Parcel No. 69-155-0121.000. The application proposes to install the ground-mounted solar array in an area that would fall under the definition of a “front yard”, as per Section 201 of the Township Zoning Ordinance No. 214. Further, Section 502.C.1 of the same Ordinance prohibits the erection/construction of accessory structures in any front yard. The applicant is seeking relief to allow for the installation to occur in this location.

2. Hearing #2

The purpose of this hearing is to consider the application of Ryan D. Hunkins for a variance request related to the construction of an accessory detached residential garage at 215 Hillside Avenue Freedom, PA 15042; and further identified as Tax Parcel No. 69-012-0702.000. The application proposes to construct the detached garage in an area that would fall under the definition of a “front yard”, as per Section 201 of the Township Zoning Ordinance No. 214. Further, Section 502.C.1 of the same Ordinance prohibits the erection/construction of accessory structures in any front yard. Additionally, the application proposes to construct the garage, at its closest point, 6’ from the existing single-family dwelling located on the property. Section 502.C.1 also requires accessory structures/buildings to be at least 10’ from any other structure/building. The applicant is seeking relief to allow for the construction to occur in this location, as well as 4’ of relief on the required 10’ of separation between buildings.