

## PUBLIC HEARING

The New Sewickley Township Zoning Hearing Board will conduct two public hearings on Wednesday, August 28, 2024, beginning at 7:00 PM at the New Sewickley Township Municipal Building, located at 233 Miller Road Rochester, PA 15074. The hearings will be held consecutively.

**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.

**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.

Any interested parties are invited to attend. Anyone requiring special accommodations to attend or participate should contact the Township Office during regular business hours at 724-774-7822.

Lawrie Borgman – New Sewickley Township Secretary