

**TOWNSHIP OF SOUTH PARK
ZONING HEARING BOARD AGENDA
WEDNESDAY, NOVEMBER 16, 2022
7:00 P.M.**

ROLL CALL

APPROVE

MINUTES A motion is needed to approve the minutes of the Regular meeting held on October 19, 2022.

SWEARING The Chairman is to swear in all that will give testimony this evening.
IN

PUBLIC

NOTICE Read by Mr. Bonidie

New Business:

CASE NO. NVR INC (RYAN HOMES), 4305 ZENITH LANE

16-22 This applicant is requesting a variance to Ordinance #556, Article XXVII, Section 2702-L, for the purpose of constructing a detached Single-Family Dwelling which would extend into the left-side building line, in a TOOD- Transit-Oriented Overlay Zoning District.

DECISION Motion made by _____, seconded by _____ to grant - deny - table the applicant's request for a variance of 1.2 inches to the required left side yard of 5 feet to allow for the continued existence of the residential dwelling at the location depicted on the site plan submitted with the application.

CASE NO. NVR INC (RYAN HOMES), 4309 ZENITH LANE

17-22 This applicant is requesting a variance to Ordinance #556, Article XXVII, Section 2702-L, for the purpose of constructing a detached Single-Family Dwelling which would extend into both the left and right-side building lines, in a TOOD- Transit-Oriented Overlay Zoning District.

DECISION Motion made by _____, seconded by _____ to grant - deny - table the applicants' request for a variance of 2.4 inches to the required left side yard of 5 feet and a variance of 1.2 inches to the required right side yard of 5 feet to allow for the continued existence of the residential dwelling at the location depicted on the site plan submitted with the application.

CASE NO. PAIRADICE CYCLES, 0 BROWNSVILLE ROAD (LOT/BLOCK 770-K-8)

18-22 This applicant is requesting a Use by Special Exception to Ordinance #556, Article X, Section 1001-C(1)i being subject to §1903.12 sections A-E, for the purpose of establishing a Custom Motorcycle Shop, in a C-1 Zoning District.

DECISION Motion made by _____, seconded by _____ to grant - deny - table the applicant's request for a use by special exception as a custom motorcycle garage (as that business has been described by the applicant) to be located on Brownsville Road and conditioned upon the applicant's initial and continued compliance with the criteria set forth under §1903.12 of Ordinance #556, subsections (A) through (E).

ADJOURN

Next Regular Meeting Reminder - Wednesday, December 21, 2022 at **7:00 p.m.**