

**TOWNSHIP OF SOUTH PARK
ZONING HEARING BOARD AGENDA
WEDNESDAY, JULY 17, 2024
7:00 P.M.**

ROLL CALL

APPROVE

MINUTES Motion to approve the minutes of the Regular meeting held on June 19, 2024.

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

PUBLIC

NOTICE Read by Mr. Bonidie

New Business:

CASE NO. 06-24 **JONATHAN PAGANO, 1830 STOLTZ ROAD (664-N-95)**

Applicant is appealing the determination of the Zoning Officer under Ordinance #556, Article IV, Section 401-A Permitted Uses as well as to Article XXV, Section 2501.3 A & C, in that the multiple uses are permitted on the property, owned by Patricia Bick, in an R-1 Zoning District.

The case was tabled in June to allow both parties the opportunity to submit written statements in support of their respective positions prior to the July meeting. No additional evidence is to be presented this evening.

MOTION

First Motion:

Motion to either grant - deny - table the applicant's appeal from the Zoning Officer's determination that the described activities on the property required a Certificate of Use and Occupancy in accordance with Ordinance #556, Article XXV, §2501.3 (C).

Second Motion:

Motion made by _____, seconded by _____ to grant - deny - table the applicant's appeal from the Zoning Officer's determination that the operation of a Detailing/Automotive Business in an R-1 Zoning District was in violation of Article IV, §401 (A) - Permitted Uses and does not constitute a lawful nonconforming use.

Third Motion:

Motion made by _____, seconded by _____ to grant - deny - table the applicant's appeal from the Zoning Officer's determination that the described activities on the property required a Building/Zoning/Electrical Permit under Ordinance #556, Article XXV, §2501.3 (A).

Note: The granting of the appeal finds in favor of the applicant & against the determination of the Zoning Officer with respect to each claimed violation

CASE NO. MEGAN PUZIO, 2735 RIDGE ROAD

08-24

Applicant is requesting a variance to Ordinance #556, Article IV, Section 402-D, as well as to Article XX, Section 2004-B for the purpose of constructing a front porch roof which will extend into the Forty-five (45') foot recorded front building line in an R-1 Zoning District.

MOTION

Motion to either grant, deny or table the applicant's request for a variance to §402 (D) of Ordinance #556 to allow for construction of a concrete slab porch with a roof that will project into the 45 ft. minimum front yard by 6 ft. and conditioned upon the porch and roof being constructed of the dimensions, in the location, and in the manner as depicted on the materials submitted with the application.

CASE NO. JESSE & CAITEY HUTTON, 3024 SEBOLT ROAD

09-24

Applicant is requesting a Use by Special Exception to Ordinance #556, Article V, Section 501-C(2)c as subject to §1903.3 sections A-D, for the purpose of installing a Garage which exceeds the maximum permitted square footage, in an R-2 Zoning District.

MOTION

Motion to either grant, deny or table the applicants' request for a use by special exception allowing construction of a 25' x 28' private garage containing 700 ft.2 conditioned upon Applicant's initial and continued compliance with the criteria set forth under §1903.3 of Ordinance #556, subsections (A) through (D) to be constructed in the location and in the manner as depicted in the materials submitted with the application.

CASE NO. RAYMOND REALTY MANAGEMENT LLC, 2525 BROWNSVILLE ROAD

10-24

Applicant is requesting a variance to Ordinance #556, Article X, Section 1002-I, as well as to Article XX, Section 2002.1 (G)- Buffer Area "B", for the purpose of installing a Garage which exceeds the maximum permitted height and protrudes into the established Buffer area, in a C-1 Zoning District.

MOTION

First Motion:

Motion to either grant, deny or table the applicants' request for a variance of 13 feet to the maximum height restriction of 1 story, but no more than 15 feet, to allow for the construction of a two-story detached garage 28 feet in height with the proposed garage to be constructed in the location, of the dimensions and in the manner as depicted in the materials submitted with the application and/or described during the hearing.

Second Motion:

Motion to either grant, deny or table the applicants' request for a variance of 9.17 feet to the required Buffer Area of 15 feet to allow for the construction of a two-story detached garage with a Buffer Area at one point of only 5.83 feet along the easterly property line with the proposed garage to be constructed in the location as depicted in the materials submitted with the application and/or described during the hearing.

MISCELLANEOUS

Next Regular Meeting Reminder - Wednesday, August 21, 2024 at **7:00 p.m.**

ADJOURN