



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

**February 24, 2021 - 7 P.M.
Zoning Hearing Board Meeting Agenda
VIRTUAL MEETING**

Topic: Zoning Hearing Board February Meeting
Time: Feb 24, 2021 07:00 PM Eastern Time (US and Canada)
Join Zoom Meeting
<https://us02web.zoom.us/j/86895354726>

Meeting ID: 868 9535 4726
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+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
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1. CALL TO ORDER

2. OLD BUSINESS

- A. APPLICATION Z-09-2020: THE APPLICATION OF ORBIN SWISSHELM FOR SIGN VARIANCES (PROTECH) FROM TOWNSHIP CODE SECTION 240.116 (A) (13) ELECTRONIC MESSAGE CENTER TYPE SIGNS, INCLUDING BUT NOT LIMITED TO LIGHT-EMITTING DIODE ("LED") SIGNS. SECTION 240.116 (A) (15) SIGNS WHICH PHYSICALLY OR VISUALLY MOVE, ROTATE OR CREATE AN ILLUSION OF MOVEMENT, OR WHICH HAVE PARTS OR SURFACES THAT PHYSICALLY OR VISUALLY MOVE, ROTATE OR CREATE THE ILLUSION OF MOVEMENT, OR WHICH EMIT AUDIBLE SOUND OR NOISE. SECTION 240.116 (A) (16) SIGNS WHICH APPEAR ANIMATED OR PROJECTED, OR WHICH ARE INTERMITTENTLY OR INTENSELY ILLUMINATED OR OF A TRAVELING, TRACING, SCROLLING, OR SEQUENTIAL LIGHT TYPE, OR SIGNS WHICH CONTAIN OR ARE ILLUMINATED BY ANIMATED OR FLASHING LIGHT.

- THE PROPERTY IS ZONED C-2 AND IS LOCATED AT 3020 WASHINGTON PIKE.

Documents:

APPLICATION.PDF
AGENT AUTHORIZATION FORM.PDF
ACKNOWLEDGEMENT CERT.PDF
BURGUNDER LTR 10022020.PDF
LEASE AGREEMENT.PDF
SIGN IMAGE.PDF
CORRESPONDENCE BLENKO 10152020.PDF

3. NEW BUSINESS

- A. Application Z-01-2021: THE APPLICATION OF THREE VARIANCES FROM TOWNSHIP CODE SECTIONS 240-111-D. (2) - ACCESS TO OFF-STREET PARKING AREAS, 240-111-J. (2) - LOCATION OF PARKING AREAS, 240-98-J. (3)(C) – PARKING AREA LANDSCAPING. THE PROPERTY IS ZONED C-2 AND IS LOCATED AT 100 SOUTHPOINTE DR. THE APPLICANT IS THE ELMHURST GROUP

Documents:

01_ZHB_APPLICATION.PDF
VARIANCE REQUEST.PDF
OWNER AUTHORIZATION FORM.PDF
04_LETTER OF OWNERSHIP ENTITY RELATIONSHIP_100 SOUTHPOINTE DR.PDF
03_EVIDENCE OF OWNERSHIP_DEED.PDF
09_PRELIMINARY AND FINAL LAND DEVELOPMENT PLAN SET.PDF
ALTA SURVEY.PDF
ALLEGHENY COUNTY ASSESSMENT MAP.PDF

- B. Application Z-02-2021: A REQUEST FOR AN INTERPRETATION PURSUANT TO SECTION 240-123 (B)(2) OF THE TOWNSHIP'S ZONING CODE FOR ENLARGEMENT OR EXPANSION OF A NON-CONFORMING USE ; AND A REQUEST FOR A SPECIAL EXCEPTION PURSUANT TO SECTION 240-123 (C)(1) OF THE TOWNSHIP'S ZONING CODE TO CHANGE THE USE FROM WHOLESALE FOOD DISTRIBUTION TO WHOLESALE DISTRIBUTION OF STONE AND TILE WITH A LIMITED SHOWROOM AND OFFICE SPACE. THE APPLICANT IS THE BL CREAM COMPANY AND THE PROPERTY IS LOCATED AT 3115 WASHINGTON PIKE. THE PROPERTY IS LOCATED IN BOTH THE C-2 HIGHWAY COMMERCIAL AND B-1 BUSINESS ZONING DISTRICTS.

Documents:

REVISED ZHB APP.PDF
ORIGINAL RECORDED DEED IN DBV 16192, PAGE 432 BL CREAM CO..PDF
BL CREAM CO S. FAYETTE TWSHP ZONING NARRATIVE.PDF
307528-SV01-ALTA.PDF
BRIDGEVILLE LAYOUT 2-2-2021.PDF
DISPLAY AREA 1.JPG
DISPLAY AREA 2.JPG
DISPLAY AREA 3.JPG
DISPLAY AREA 4.JPG

4. OPEN DISCUSSION

5. ADJOURNMENT

