

SOUTH FAYETTE TOWNSHIP ZONING HEARING BOARD

DATE: JANUARY 12, 2026 APPLICATION NO: 1 Z-01-2026

I. THE UNDERSIGNED APPLICANT HEREBY: (Check appropriate box(es)).

- A) Appeals from a Determination of the Zoning Officer
- B) Requests a Special Exception
- C) Requests a Variance — BUILDING SETBACKS.
- D) Challenges the Validity of a Zoning Ordinance or Map
- E) Requests Other Relief within the Jurisdiction of the Zoning Hearing Board as Established in Section 909.1(a) of the Pennsylvania Municipalities Planning Code

II. PROPERTY INFORMATION

Address/Location: 39 OAKMONT COURT, BRIDGEVILLE, PA 15017
 Tax ID Number: 0399-C-00012-0000-00 Size of Property: 11,483.82 SQ. FT.
 Present Zoning: R-2 SUBURBAN RESID. DIST Present Use: SINGLE FAMILY RESIDENTIAL
 General Character of Neighborhood: HICKORY HEIGHTS - FAMILY RESIDENTIAL.

III. PROPERTY OWNER INFORMATION

Name: David John and KATHRYN D. COOK
 Address: 39 OAKMONT COURT, BRIDGEVILLE, PA 15017
 Phone: _____ E-Mail: _____

IV. APPLICANT INFORMATION (If different than Owner information)

Name: DARRELL KAURIC ARCHITECT
 Address: 3400 SOUTH PARK ROAD, SUITE #7, BETHEL PARK, PA 15102
 Phone: _____ E-Mail: _____

V. APPLICANT REPRESENTATIVE INFORMATION (See Agent Authorization Form)

I am NOT Represented by an Attorney in Connection with this Application
 I am Represented by an Attorney

Name: DARRELL C. KAURIC, REGISTERED ARCHITECT
 Address: 3400 SOUTH PARK ROAD, SUITE 7, BETHEL PARK, PA 15102
 Phone: _____ E-Mail: _____

VI. APPL	REQUIRED SUBMISSION ITEMS (1 copy each)	TOWNSHIP USE
<input checked="" type="checkbox"/>	A) Completed Application Form	
<input checked="" type="checkbox"/>	B) Agent Authorization Form	
<input checked="" type="checkbox"/>	C) Survey, Plans, Maps	
<input checked="" type="checkbox"/>	D) Supporting Sketches or Photos	
<input checked="" type="checkbox"/>	E) Deed, Sales Agreement or Other Ownership	
<input checked="" type="checkbox"/>	F) Application and Escrow Fees (separate checks)	

VII. SIGNATURES

Applicant: Darrell C. Kauric Date: JANUARY 9, 2026
 Owner: David John Cook Kathryn D Cook Date: January 12, 2026

Application submission deadline is approximately the third Monday of the month preceding the month that the Application will be heard by the Zoning Hearing Board with the exceptions of the November and December meetings. The deadline for these months will be the second Monday preceding the month to be heard. Application must be received by the Township Secretary by 4:30 PM at the Township Building located at 515 Millers Run Road, Morgan, PA 15064.

By Signing above the applicant/owner has acknowledged receipt and review of the South Fayette Township General Instruction for Zoning Hearing Board Application.

ZONING HEARING BOARD HEARING APPLICATION DETAILS

(Complete For Actions Checked in Section I Only)

I.A) APPEAL FROM DETERMINATION OF ZONING OFFICER

The action taken was:	
The date action was taken	
The action was in error because:	

Attached a copy of any written order issued by the Zoning Officer in connection with this matter

I.B) REQUEST FOR A SPECIAL EXCEPTION

Nature of Special Exception sought is:					
The Special Exception is allowed under	Article		Section		Subsection
of the South Fayette Township Zoning Ordinance					
The reason for the request is:					
If applicable, attach documentation demonstrating compliance with all applicable standards set by the Township Zoning Ordinance for this Special Exception.					

I.C) REQUEST FOR A VARIANCE

Nature of the Variance sought is:	ENCROACHMENT INTO FRONT SETBACK OF CORNER LOT				
The Variance if from	Article	240	Section	23	Subsection
of the South Fayette Township Zoning Ordinance					
The nature of the unique circumstances and the unnecessary hardship justifying this request for a variance is: The Variance Request is for a proposed 2-car addition with a basement - level Garage and 1st floor living space, to be attached to the right side of the house, aligning with the existing driveway. This house lies diagonally on a very small corner lot (11,483 SF in a zone with the minimum lot size of 20,000 SF), leaving little space to construct an addition without encroaching into the Front Building Setback. This being a corner lot with two Front Yards, the house is behind the original 30 foot Front Yard Building Lines, but now encroaches into the 35 foot Front Yard Building Lines.					

I.D) CHALLENGING THE VALIDITY OF A ZONING ORDINANCE OR MAP

Identify the provision of the ordinance or map which you believe to be invalid:

The challenge is ripe for decision because:

The provision challenged is invalid because:

Attach a copy of the ordinance and/or map you are challenging.

I.E) OTHER RELIEF REQUESTED