

Approved Variances and Modifications

Applicant: Piazza Properties, LLC
Project: The Piazza
Location: South Fayette Township, Allegheny County Pennsylvania
CEC Project: 191-730

Approved Variances

1. On May 27, 2020, a variance was granted by the South Fayette Township Zoning Hearing Board for Ordinance 240, Article IX, Section 51, Subsection C, to allow for the allowable impervious surface coverage to be 76% of the parcel area.
2. On May 27, 2020, a variance was granted by the South Fayette Township Zoning Hearing Board for Ordinance 240, Article XVI, Section 98, Subsection J.3.c, to allow for eliminating the requirement to provide an earthen mound that is a minimum of three feet in height for all areas in the front yard between the street right-of-way and the parking area.
3. On May 27, 2020, a variance was granted by the South Fayette Township Zoning Hearing Board for Ordinance 240, Article XVII, Section 111, Subsection J.2, to allow for parking in the front yards to be located at least 0.5 feet from the street right-of-way line; and for other parking areas containing more than five parking spaces to be located zero feet from adjoining property lines.
4. On May 27, 2020, a variance was granted by the South Fayette Township Zoning Hearing Board for Ordinance 240, Article XV, Section 95, Subsection A.36.i, to allow for proposed light fixtures to be designed to have optics that comply with the Illuminating Engineering Society (IES) RP-33 definition for full cutoff, instead of specifically requiring a 60-degree cutoff.

Approved Modifications

1. On June 10, 2020, a modification was granted by the South Fayette Township Board of Commissioners for Ordinance 215, Article VII, Section 63, Subsection A, B, C, to allow for the use of steel rebar as property corners, and to install the property corners after construction is complete, instead of prior to the approval of the subdivision.
2. On June 10, 2020, a modification was granted by the South Fayette Township Board of Commissioners for Stormwater Ordinance section 502.D to allow the minimum pipe slope to be 0.25% slope instead of 1.0% slope. The four pipe runs of 48" pipe immediately upstream of the existing detention basin have been designed to be 0.25% slope, in order to maximize their storage capacity.
3. On June 10, 2020, a modification was granted by the South Fayette Township Board of Commissioners for Ordinance 215, Article VII, Section 67, Subsection A.3, to allow relief from the requirement to install sidewalks along the Hickory Grade Road frontage.
4. On June 10, 2020, a modification was granted by the South Fayette Township Board of Commissioners for Ordinance 240, Article VII, Section 98, Subsection B.1.a, to allow the existing vegetation and slope to act in lieu of the requirement to install a buffer yard A as required along the R-2 Residential zoning at the west border.

5. On June 10, 2020, a modification was granted by the South Fayette Township Board of Commissioners for Ordinance 215, Section 78, Subsection 3.d, to allow for the use of pavement thicknesses

Light Duty:

- Stone Subbase: 6” of 2A Crushed Stone atop of Geotextile Material;
- Asphalt Base Course: 2.5” of Base Course;
- Wearing Course: 1.5” of Wearing Course.

Heavy Duty:

- Stone Subbase: 8” of 2A Crushed Stone atop of Geotextile Material;
- Asphalt Base Course: 3.5” of Base Course;
- Wearing Course: 1.5” of Wearing Course.

6. On June 10, 2020, a modification was granted by the South Fayette Township Board of Commissioners for Ordinance 215, Section 78, Subsection 3.d, to allow use of guiderail in lieu of a 4' fence around the stormwater management pond.