

SOUTH FAYETTE TOWNSHIP ZONING HEARING BOARD

DATE: 7-12-2022 APPLICATION NO: Z-05-2022

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
- 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: 151 PARKS ROAD McDonald, PA 15057
 Tax ID Number: 401-L-23 Size of Property: 11.57 ACRES
 Present Zoning: C-2 Highway Commercial Present Use: FARMERS MKT/WATER TREATMENT PLANT
 General Character of Neighborhood: COMMERCIAL-FEW HOUSES

III. PROPERTY OWNER INFORMATION

Name: CUDRY PARTNERS L.P.
 Address: P.O. Box 136 CUDRY PA 15031
 Phone: 412-221-3090 E-Mail: johnalank@MSN.COM

IV. APPLICANT INFORMATION (If different than Owner information)

Name: John Alan Kosky
 Address: P.O. Box 42 CUDRY PA 15031
 Phone: 412-427-0353 E-Mail: johnalank@MSN.COM

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: _____
 Address: _____
 Phone: _____ E-Mail: _____

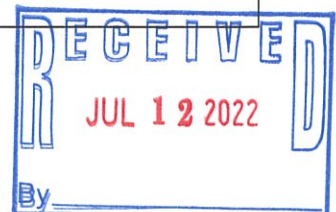
VI. APPL	REQUIRED SUBMISSION ITEMS (1 copy each)	TOWNSHIP USE
<input checked="" type="checkbox"/>	A) Completed Application Form	
<u>NA</u>	B) Agent Authorization Form	
<input checked="" type="checkbox"/>	C) Survey, Plans, Maps	
<input checked="" type="checkbox"/>	D) Supporting Sketches or Photos	
<input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

VII. SIGNATURES

Applicant: [Signature] Date: 7-12-2022
 Owner: [Signature] Date: 7-12-2022

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:	<i>Minimum lot width</i>			
The Variance if from	Article	Section	Subsection	
	<i>IX</i>	<i>240</i>	<i>5(CB)</i>	
	of the South Fayette Township Zoning Ordinance			
The nature of the unique circumstances and the unnecessary hardship justifying this request for a variance is:				
<i>The Proposed Lot "A" is being subdivided off of Parcel C-6 to allow the Glasson water treatment plant to have its own lot ID. This will allow Cussy to have the ability to abate the 2.47 acre parcel to the S.F. Construction Group.</i>				

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