

SOUTH FAYETTE TOWNSHIP ZONING HEARING BOARD

DATE: 8-5-2022 APPLICATION NO: Z-06-2022

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

- | | |
|---|--|
| | A) Appeals from a Determination of the Zoning Officer |
| X | 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: 453 Millers Run Road, Morgan PA 15064
 Tax ID Number: 0324-C-00008-000 Size of Property: 4.1267 acres
 Present Zoning: C-2 Present Use: Comparable Use Tow-Tow Services
 General Character of Neighborhood: Highway Commercial District

III. PROPERTY OWNER INFORMATION

Name: Charles A. Fleck
 Address: P.O Box 239 Presto, PA 15142
 Phone: 412-906-0079 E-Mail: homeappraisal@live.com

IV. APPLICANT INFORMATION (If different than Owner information)

Name: Kevin Fleck pursuant to Power of Attorney
 Address: 1597 Washington Pike, Ste B-1486, Bridgeville, PA 15017
 Phone: 412-906-0079 E-Mail: homeappraisal@live.com


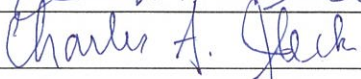
V. APPLICANT REPRESENTATIVE INFORMATION (See Agent Authorization Form)

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

Name: John P. Corcoran, Jr., Jones, Gregg, Creehan and Gerace, LLP
 Address: 20 Stanwix Street, Suite 1100 Pittsburgh PA 15222
 Phone: 412-261-6400 E-Mail: jpc@jgcg.com

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

VII. SIGNATURES

Applicant: 	Date: <u>AUG 4, 2022</u>
Owner: 	Date: <u>Aug 4, 2022</u>

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:	Comparable Uses not specifically listed		
The Special Exception is allowed under	Article	240-95(A)	Section 13 Subsection h
	of the South Fayette Township Zoning Ordinance		
The reason for the request is:	comparable use of tow yard		
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:			
The Variance if from	Article		Section 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:			

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