

SOUTH FAYETTE TOWNSHIP ZONING HEARING BOARD

DATE: 8/18/22

APPLICATION NO: Z-07-2022

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: 197 Millers Run Rd. Bridgeville, PA 15017
 Tax ID Number: _____ Size of Property: apx 10 acres
 Present Zoning: County Lot and block #256-R-3, 256-R-7 Present Use: Commercial
 General Character of Neighborhood: Commercial

III. PROPERTY OWNER INFORMATION

Name: Piazza Properties, LLC
 Address: 965 Greentree Rd. Ste 400 Pittsburgh, PA 15220
 Phone: 412-250-3000 E-Mail: _____

IV. APPLICANT INFORMATION (If different than Owner information)

Name: Bear Co Signs
 Address: 750 Airbrake Ave. Wilmerding PA 15148
 Phone: 412-407-2327 E-Mail: bearco.signs@gmail.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"/>		
<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:  Date: 8/18/22
 Owner:  Date: 8/18/22

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:	Signage Variance per Code Ordinance				
The Variance if from	Article	240-119	Section	C	Subsection 3-D
	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 sign we are asking for variance is designed in the traditional style for this sign. Per the South Fayette ordinance it does not conform. We are seeking a variance that would allow the sign to have a bottom edge that is less than the minimum height of the bottom edge to be 8' above grade and allow this sign to have a bottom edge that sits flush with ground grade. We feel that for how far back from the intersection, 70' apx. it will not interfere with vehicular visibility.

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