

SOUTH FAYETTE TOWNSHIP ZONING HEARING BOARD

DATE: _____ APPLICATION NO: 2-08-2022

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: 4000 Energy Drive Bridgeville PA 15017
 Tax ID Number: _____ Size of Property: 5.3340 Acres
 Present Zoning: Commercial Present Use: Commercial
 General Character of Neighborhood: _____

III. PROPERTY OWNER INFORMATION

Name: FSC CC Bridgeville PA LLC
 Address: 1901 Main St Belmar, NJ 07719-2954
 Phone: _____ E-Mail: _____

IV. APPLICANT INFORMATION (If different than Owner information)

Name: Jantas Maldonado
 Address: 1250 Connelville Road Fayette City, PA 15438
 Phone: 724-797-3975 E-Mail: maldonado construction group LLC@outlook.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 X	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: Jantas Maldonado Date: 8/16/2022
 Owner: _____ Date: _____

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:				
The Variance if from	Article		Section	
	Subsection			
of the South Fayette Township Zoning Ordinance				
<p>The nature of the unique circumstances and the unnecessary hardship justifying this request for a variance is: Columbia Gas is requesting a setback variance at the northeast side of the property line to accommodate a new 24' x 32' cold storage barn. This request for a variance is so that the vehicles can continue a straight path around the parking lot. As of now the setback is twenty-five (25') which would put the pole barn in the middle of the drive thru lot and impeded vehicular flow. (See drawing C141) Columbia Gas is requesting the setback to be reduced to one foot (1'0") from the existing fence line/property line. Eminent domain has reduced the parking lot, so the traffic flow is in a one way direction.</p>				

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