

AGENDA
CECIL TOWNSHIP
ZONING HEARING BOARD
July 18, 2022 7:00 p.m.

I. Call to Order:

7:00 PM

II. Approval of Minutes:

June 20, 2022

III. Old Business:

1.) Application #2022-0011: Joe Slovik

Location: 618 Muse Bishop Rd. McDonald

Parcel ID#: 140-006-05-01-0016-00

C-3 Village Commercial Zoning District

- Nature of Request: Variances to conditions of approval and shared parking
- Previously granted Special Exception conditioned upon UDO Sections 615.D (Landscaping) and 608.B (Sidewalks)
- UDO Section 1306 restricts shared parking to non-residential uses

IV. New Business:

1.) Application #2022-0012: First Choice Inc.

Location: West End Dr. McDonald

Parcel ID#: 140-002-01-01-0003-03

R-3 Village Residential Zoning District

- Nature of Request: Special Exception for Expansion of Nonconforming Use
- Special Exception for Continuance of Nonconforming Use granted on 12/20/21

2.) Application #2022-0013: Sam White

Location: 224 Frances Ln. McDonald

Parcel ID#: 140-006-23-00-0001-01

R-2 Medium Density Residential Zoning District

- Nature of Request: Variance to construct deck within required front yard setback
- UDO Section 903.E establishes the required front yard setback as 35-ft

3.) Application #2022-0014: Erika Worobec

Location: 134 Wilson Ave. Cecil

Parcel ID#'s: 140-007-05-01-0010-00 and 140-007-05-01-0011-00

R-2 Medium Density Residential Zoning District

- Nature of Request: Variance to install 4-ft high fencing in front yard
- UDO Section 1204.E restricts fencing to 3-ft high in front yards

4.) Application #2022-0015: Brandon Young

Location: 1034 Greenfield Dr. Canonsburg

Parcel ID#: 140-008-01-00-00-0039-00

R-2 Medium Density Residential Zoning District

- Nature of Request: Variance to construct front porch within required front yard setback
- UDO Section 903.E establishes the required front yard setback as 35-ft

5.) Application #2022-0016: Henry Higgins

Location: 270 McConnell Rd. Cecil

Parcel ID#: 140-007-01-01-0004-00

R-2 Medium Density Residential Zoning District

- Nature of Request: Variance to construct addition within required side yard setback
- UDO Section 903.E establishes the required side yard setback as 10-ft

V. Discussion:

VI. Adjournment: