

MARSHALL TOWNSHIP ZONING HEARING BOARD

AGENDA April 21, 2015

APPEALS

Appeal #1057 – Michael Joseph Corporation is seeking the following variances for relief from the Marshall Township Zoning Ordinance:

- Relief from the requirement that sidewalks connect to the lot line of the adjacent parcel. [Section 208-1005.E.1.(a).]; and
- relief to allow parking between the public street and any principal building. [Section 208-1005.C.1.]; and
- relief from the perimeter landscaping requirements. [Section 205-1005.C.5.(a).]; and
- relief from the requirement to have a minimum of one (1) shade tree for each ten (10) parking spaces. [Section 208-1005.C.5.(c).]; and
- relief from the Bufferyard C required between the Route 19 Boulevard zoning district and the Town Center zoning district. [Section 208-2202.B.]; and
- relief to disturb more than 20% of all steep slopes 25 percent and greater [Section 208-1005.A.1.(c).]; and
- relief to disturb more than 60% of all steep slopes between 15 to 25 percent [Section 208-1005.A.1.(d).]; and
- relief to replace less than the 164 trees required to be replaced by section 208-1506.C [Section 208-1506.C].

This application is for property located at 30 Warrendale Bayne Road and property immediately surrounding 30 Warrendale Bayne Road in the Route 19 Boulevard (RB) zoning District.

Appeal #1058 – S Hammel Properties, LLC is seeking the following variances for relief from the Marshall Township Zoning Ordinance:

- Relief from the requirement that sidewalks connect to the lot line of the adjacent parcel. [Section 208-1005.E.1.(a).]; and
- relief to allow parking between the public street and any principal building. [Section 208-1005.C.1.]; and

This application is for property located at 116 Harmony Road, 16055 Harmony Road, and vacant property located on Perry Highway in the Route 19 Boulevard (RB) zoning district.

Appeal #1059 – Alphaville, LLC is seeking the following variances for relief from the Marshall Township Zoning Ordinance:

- Relief to disturb more than 20% of all steep slopes 25 percent and greater [Section 208-1005.A.1.(c).]; and
- relief to disturb more than 60% of all steep slopes between 15 to 25 percent [Section 208-1005.A.1.(d).]; and
- relief to replace less than the 953 trees required to be replaced by section 208-1506.C [Section 208-1506.C]; and
- relief to have less than 50% of the Traditional Neighborhood Development be designated for business use [Section 208-1803.A.6]; and
- relief to have a twenty (20) foot front yard setback for rear loaded townhouse units and a twenty five (25) foot front yard setback for front loaded townhouse units [Section 208-1805.B.1.]; and
- relief to have a twenty (20) foot for rear loaded townhouse units and a twenty five (25) foot for front loaded townhouse units setback from the street right-of-way upon which the unit fronts [Section 208-1805.B.2.].

This application is for undeveloped property with frontage on Route 19 and Fowler Road in the Route 19 Boulevard (RB) zoning District known as Allegheny County Block and Lot Nos. 1999-K-9 and 1999-P-1.

Appeal #1060 – Ryan Swierczynsky, is seeking the following variances for relief from the Marshall Township Zoning Ordinance:

- To allow a structure (accessory) to be located five (5) feet from the rear property line. [Section 208-303 Table of Area and Bulk Standards]; and

This application is for property located at 150 Sewickley Farm Circle, in the Conservation Residential (CR) zoning district.
