

**Slippery Rock Township Zoning Hearing Board**  
**Minutes for: 7/20/23 Public Hearing #2023-3**  
**Setback Variance for 3759 William Flynn Highway**

Chairman, Tom Gaul called the public hearing to order at 10:00 a.m. In attendance were Zoning Board Members Craig Caldwell, and Stephen Shinsky, Solicitor, Alan Shaddinger, and no members of the public. Member Jim Anderson was absent.

**Approval of Minutes** – none

**Alan Shaddinger** addressed the Board and the public with the following, the purpose of this public hearing is to hear testimony on a request for a variance for property owners Larry & Tracy Allison for a setback variance in a RC-1 zoning district at 3759 William Flynn Highway, Slippery Rock, map & parcel # 280-3F92-6M-0000.

**Submitted for the record the following:**

1. Date of application: June 9, 2023
2. Date property was posted: June 30, 2023
3. Date adjoining property owners were notified: June 21, 2023
4. Dates advertisement published in the legal section of the Butler Eagle on: July 6, 2023 and July 13, 2023
5. Date posted on the Slippery Rock Township website: June 28, 2023.

All persons to testify will be sworn in, done by court stenographer.

**Solicitor Shaddinger** explained that table 306.3 of the Zoning Ordinance in the RC-1 zoning district requires minimum 25' side yard setback. Mrs. Allison is requesting a variance from the required 25' to 14'. She would like to build a 22' x 26' picnic pavilion for entertaining.

**The following exhibits were submitted for the record:**

1. Exhibit 1 – new drawing of the location of the picnic pavilion
2. Exhibit 2 – picture of the front of the existing home
3. Exhibit 3 – picture of the South side of the existing home where the picnic pavilion will be placed.

**Tracy Allison, applicant** addressed the board. She would like to build a picnic pavilion on the South side of her home and install a door from her kitchen to the picnic pavilion. A short discussion ensued.

**Alan Shaddinger**, referred to section 608.8 of the Zoning Ordinance that the board will hear a request for a variance when there is an unnecessary hardship on the applicant.

**Mr. Juan Gonzalez, 3752 William Flynn Highway**, submitted a letter to the board indicating that he had no objection to the request of the setback variance.

The Board went into executive session at 10:15 a.m. then returned to the public hearing 10:23 a.m.

*Tom Gaul made a motion to grant the variance for 3759 William Flynn Highway, Slippery Rock, Pennsylvania, (map & parcel # 280-3F92-6M-0000) from a 25' side yard setback to a 14' side yard setback for the installation of a picnic pavilion on the South side of the existing home, with the conditions that the picnic pavilion will never be turned into living space or sides enclosed. Craig Caldwell seconded and the motion carried unanimously.*

**Solicitor Shaddinger**, asked the applicant to waive the required timeline for a written decision.

**Tracy Allison** agreed to waive the required time line for a written decision.

Adjournment of public hearing at 10:26 a.m.



Tom Gaul, Chairman



James Anderson, Jr



Craig Caldwell



Stephen Shinsky



Karen Connell, Secretary

7/20/23

Date approved