

**Slippery Rock Township Zoning Hearing Board
Minutes for: 12/20/2023 Public Hearing #2023-6
Variance**

Chairman, Tom Gaul called the public hearing to order at 10:02 a.m. Present were 2 members of the public, the stenographer, and Mark Lazzari, Zoning Officer, who attended via Zoom.

Roll Call

Tom Gaul, Chairman – Present, Jim Anderson, Vice Chairman – Present, Craig Caldwell, Secretary – Present, alternate Stephen Shinsky – Present. Solicitor, Alan Shaddinger – Present.

Approval of Minutes (minutes from ZHB public hearing for appeal from zoning officer’s decision and variance dated 11/21/23).

Jim Anderson made a motion to approve the ZHB public hearing minutes dated 11/21/2023. Craig Caldwell seconded and the motion carried unanimously.

Chairman, Tom Gaul turned the meeting over to the Zoning Hearing Board (ZHB) solicitor, Alan Shaddinger.

Opening Statement by Solicitor

Alan Shaddinger addressed the Board and the public with the following, the public hearing today is for applicant Brady Brown who is the property owner at 606 New Castle Road, map & parcel # 280-4F70-11N-0000. The property is located in V-1 Zoning District. The application is for a variance for a side-yard setback. The requirement under the ordinance is 25 feet. The applicant is proposing an attached garage to the residence which would encroach the side-yard setback.

Beverly Bryan, Brady’s Brown’s mother, was present on Brady Brown’s behalf.

Beverly Bryan was sworn in by Alan Shaddinger.

Beverly Bryan stated that the attached garage would be 16x24. The addition would be 20.66 feet from the property line instead of 25 feet. The new addition would be attached directly to the house. The area where the proposed garage would go is where Brady Brown currently parks. Alan asked Mrs. Bryan why the variance should be granted in order to allow the garage to be at that location and not another place on the property where the setbacks could be met. Mrs. Bryan stated that there was no other place on the property.

Submitted for the record the following:

1. Application submitted 11/21/2023 along with copy of survey from Northern Surveyors and Associates and map of the property
2. Date property was posted: 12/6/2023
3. Dates advertisement published in the legal section of the Butler Eagle on: December 6, 2023 and December 13, 2023

Mark Lazzari, Zoning Officer, stated that the information was reviewed by himself and the Planning Commission. The existing driveway leads directly to the parking area where the proposed garage would

go. Mark and the Planning Commission feel that this would be a logical place for the garage. The Planning Commission did not have any objection to this, but they did want to see if there was any input from neighboring properties. Alan asked Mrs. Bryan if anyone had been in touch with neighboring property owners. Mrs. Bryan did not know. Tom Gaul asked if written notification was sent out to neighboring property owners. Written notification was mailed to neighboring property owners 11/29/2023. No neighboring property owners have responded.

The Board went into executive session at 10:11 a.m. then returned to the public hearing 10:21 a.m.

Jim Anderson made a motion to grant the variance request for Brady Brown as presented (map & parcel # 280-4F70-11N-0000). Tom Gaul seconded and the motion carried unanimously.

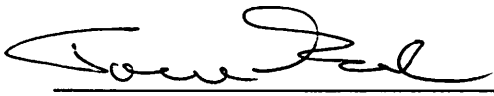
Solicitor Shaddinger said they would have a written decision to the applicant. Written decisions should be approved at a public meeting. Alan asked Beverly Bryan if she would waive the public meeting requirement.

Beverly Bryan agreed to waive the requirement for a public meeting for the written decision.

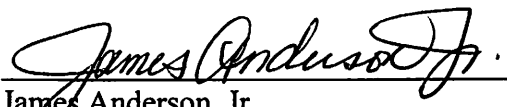
Review and consider a written decision in the matter of SRUF Holdings, LLC. Zoning appeal and variance request. David Hollenbaugh, Executive Director of Slippery Rock University Foundation, was present. Alan stated that he had prepared a written decision and shared it with the board members prior to this hearing. David thanked the board for their consideration at the hearing in November.

Tom Gaul made a motion to accept the written decision as written. Jim Anderson seconded and the motion carried unanimously.

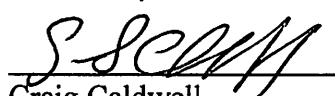
Jim Anderson made a motion to adjourn the public hearing at 10:28 a.m. Craig Caldwell seconded and the motion carried unanimously.



Tom Gaul, Chairman

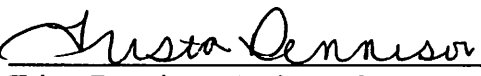


James Anderson, Jr

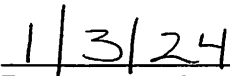


Craig Caldwell

Stephen Shinsky



Trista Dennison, Assistant Secretary



Date approved