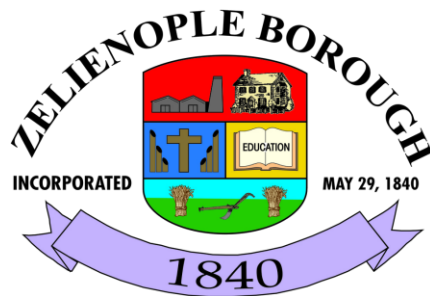


Municipal Building
111 West New Castle Street
Zelienople, PA 16063
724-452-6610 (Phone)
724-452-6613 (Fax)
zelieborough@zoominternet.net
www.zelieboro.org



Thomas M. Oliverio, Mayor
Gregg A. Semel, Council President
Andrew J. Mathew III, Council Vice President
Andrew C. Spencer, Borough Manager

AGENDA

ZELIENOPE BOROUGH ZONING HEARING BOARD

Wednesday, February 26, 2025
7:00 p.m.

Larry Meeder
David Foreman
Wayne Frankenstein

Thomas May, Solicitor
Jason Sarver, Zoning Officer

1. CALL MEETING TO ORDER
2. RE-ORGANIZATION
3. NEW BUSINESS:

2025-1-ZHB

BETTY EISENBROWN

300 Hazel Street is currently owned by Betty Eisenbrown. The Parcel ID is #550-S4-A402-0000. This parcel is zoned R3, an Urban Residential District. Applicant is requesting a Variance to Section 603, 5A (Item 5)- Minimum Side Yard. The applicant would like to reduce the required 15-foot side yard setback to 10 feet, adjacent to the Linden Street side. The mobile home, which is in need to be replaced, is currently located on the lot. A potential buyer is interested in replacing the mobile home with a 26-foot-wide, single family home structure.

2025-2-ZHB

LITTLE HOUSE LEARNING CENTER

227 South Division Street is currently owned by Andrew and Sara Beneigh. The Parcel ID is #550-S2-BY35-0000. This Commercial structure is located in the R3, Urban Residential District. Applicant is requesting a Variance to Section 603-2 Permitted Use. The applicant

would like to open a Learning Center/Child Daycare in the currently vacant portion of the 16,000 square foot commercial building. A Child Daycare is not considered a Permitted Use in the R-3 Zone.

4. ADJOURNMENT