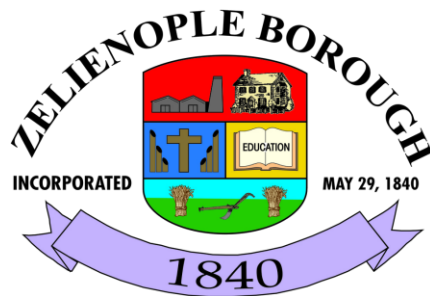


Municipal Building
111 West New Castle Street
Zelienople, PA 16063
724-452-6610 (Phone)
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zelieborough@zoominternet.net
www.zelieboro.org



Thomas M. Oliverio, Mayor
Mary E. Hess, Council President
Andrew J. Mathew III, Council Vice President
Donald C. Pepe, Borough Manager

AGENDA

ZELIENOPLE BOROUGH ZONING HEARING BOARD

Wednesday, June 28th, 2023
7:00 p.m.

Larry Meeder
David Foreman
Wayne Frankenstein

Thomas May, Solicitor
Jason Sarver, Zoning Officer

1. CALL MEETING TO ORDER
2. NEW BUSINESS: **NONE**
3. OLD BUSINESS: **TABLED FROM MAY 24, 2023**

2023-2-ZHB

Zelie Capital LLC, property owners of 414 Hazel Street Zelienople, PA, is seeking to allow for subdivision of the existing 4 unit multi-family townhome structure/property located on the lot to create a 4 unit single family townhome community with HOA. The lot size is 9,164 sq ft (Butler County Parcel 550-S4-A678-0000) and located in the R-3, Urban Residential Zone. A variance has been requested to create a 4 individual unit, single family townhome community.

The Borough of Zelienople code of ordinances §779-603.5 A, requires that all lots in R-3 Urban Residential District must have (A1) minimum lot area of 6,000sqft. (A2) minimum lot width shall be 60ft at the building line (A3) minimum front yard depth shall be 25 feet from the front lot line (A4) minimum side lot yard width on each side shall be at least 5ft with both side yards totaling no less than 15ft (A6) minimum rear yard depth shall be 20ft from the rear lot line. Maximum lot coverage shall be 40 percent (A8) minimum lot frontage shall be 50 percent (A10) Maximum impervious surface coverage shall be 65%

4. ADJOURNMENT