

**AGENDA
CECIL TOWNSHIP
ZONING HEARING BOARD
February 21, 2022 7:00 p.m.**

I. Call to Order:

7:00 PM

II. Approval of Minutes:

January 17, 2022

III. Old Business:

None

IV. New Business:

1.) Application #2022-0004: Omicelo Construction Group

Location: 329 First St. Lawrence, PA 15055

Parcel ID#: 140-012-01-03-0014-00

R-3 Village Residential Zoning District

- Nature of Request: Variance to construct an aluminum ramp for wheelchair access within the required front yard setback.
- UDO Section 1203 permits encroachment of “unenclosed, uncovered steps, entrance platforms, terraces, stoops, or landings, not over 36 inches above grade level, and not exceeding 6 feet in projection.”
- Proposed ramp is only approximately 24 inches above grade level, but approximately 21 feet in projection.

2.) Application #2022-0005: Amanda Harcha

Location: 111 Aerial Dr. Canonsburg, PA 15317

Parcel ID#: 140-009-12-00-0007-00

R-2 Medium Density Residential Zoning District

- Nature of Request: Variance to construct a patio roof structure within the required side yard setback.
- UDO Section 903.E establishes a minimum side yard setback of 10 feet in this district.
- Proposed roof structure is setback approximately 2 feet from the side property line.

3.) Application #2022-0006: Katy Rosa

Location: 287 Muse Bishop Rd. Canonsburg, PA 15317

Parcel ID#: 140-009-01-00-0016-00

C-3 Village Commercial Zoning District

- Nature of Request: Appeal of Zoning Officer's Determination regarding proposed use.
- UDO Section 909.A establishes a "Home Occupation in Dwelling" as a Use by Right in this district.
- UDO Section 202 defines a Home Occupation as "...conducted completely within a dwelling unit..."
- Proposed use includes operating out of the detached garage, in addition to the dwelling unit.

V. Discussion:

VI. Adjournment: