

# **NOTICE OF PUBLIC HEARING NEW SEWICKLEY TOWNSHIP ZONING HEARING BOARD**

The New Sewickley Township Zoning Hearing Board will conduct a public hearing on Tuesday, March 26, 2024, at 7:00 P.M. at the New Sewickley Township Municipal Building, 233 Miller Road Rochester, Pennsylvania 15074. The purpose of the hearing is to take testimony in consideration of the application made by 2BN Contracting on behalf of Frank A. Jr. & Deborah J. Makray for a Dimensional Variance request regarding the alteration/improvement of an existing nonconforming structure by way of a proposed mudroom addition connecting the single-family dwelling to a detached accessory garage. The subject property is located at 751 Glen Eden Road Zelienople, Pennsylvania 16063; and further identified as Tax Parcel #69-145-0111.000. This property is currently zoned Residential Agricultural, and the home is an existing nonconforming structure due to noncompliant front and right-side setbacks. The proposed addition will extend the building line along a right-side setback of 16.6' and, further, create an additional noncompliant setback by way of attaching the detached garage. As such, the applicant is requesting a Dimensional Variance to allow for this construction to occur within the 20' required side yard setback.

Any interested parties are invited to attend. Anyone requiring special accommodation to attend or participate should contact the Township Office at 724-774-7822 during regular business hours. A full copy of the Variance submission is available for viewing at the Township Office.