

## OFFICIAL: TOWNSHIP OF COLLIER

The Zoning Hearing Board of Collier Township has scheduled a public hearing for Tuesday December 21, 2021. The hearing will begin at 7:00 pm at the Collier Township Municipal Building, 2418 Hilltop Road, Presto, PA 15142.

The hearing is requested by the following applicant:

ZHB-2021-0021 – Grist House Craft Brewery, 101 E. Sherman Street, Pittsburgh, PA 15209 is requesting variances for property located at 301 Sgt. Messerschmidt Road, Oakdale, PA 15071. The property is located in the R3-A Zoning District. The applicant is requesting the following variances from Collier Township Zoning Ordinance #687, Chapter 27:

1. Section 803.6.B.2 Minimum Rear Yard Setback. The applicant is requesting a 5' rear yard setback instead of the 25' rear yard setback required by Ordinance for an outdoor deck.
2. Section 808.1.A Sidewalks. The Ordinance requires sidewalks along the frontage of the public road. The applicant is requesting that the existing sidewalk that is not along the frontage of the public road be allowed to serve as the required sidewalk.
3. Section 808.1.B. The Ordinance requires that the design include decorative street lamps, street trees and street furniture. The applicant is requesting a variance to allow for the use of the existing street lamps, landscaping and furniture.
4. Section 2103.1.C Buffer. The Ordinance requires Buffer Yard C along all property lines where the property adjoins a Residential District. The applicant is requesting to not provide a buffer in the parking area between a lot owned by Collier Township.
5. Section 2202.10.B Parking Area: The Ordinance requires no parking area containing more than 5 spaces be located closer than 10' to any property line. The applicant is requesting a complete waiver of this requirement.
6. Section 2202.11 Landscaping: The Ordinance requires a landscaped area be provided between the edge of the Right-of-way of any parking area authorized in any yard which fronts on a street. The applicant is requesting a complete waiver of this requirement.
7. Section 2203.1.D Parking Area; The Ordinance requires a total of 166 parking spaces. The applicant is requesting to utilize the lower section of parking lot to satisfy the requirement.

Any and all interested persons wishing to be heard should appear at the hearing at the above specified time and date.

Zoning Hearing Board