

RACCOON TOWNSHIP ZONING HEARING BOARD

Variance Hearing-

November 26, 2024

4:30 PM

1. Call to order by Chairman
2. Roll Call: Gavin Buxton, Jeannie Parrish. James Brocklesby

The Raccoon Township Zoning Hearing Board convenes this public hearing for the purpose of taking testimony in the consideration of an application filed by Dwain Douglas, requesting a variance associated with the 20' side yard setback requirement for replacement of an existing single-family dwelling which has sustained fire damage and is uninhabitable. The proposed home does not have an identical footprint to the home that is being replaced and, therefore, the request seeks an encroachment on the side yard setback requirement of 7'. The property is located in the R-1 Zoning District at 3904 Green Garden Road, Aliquippa, PA 15001; and further identified as Tax Parcel 75-182-0379.000

3. The following information shall be entered into the record:

Applicants applied for a Zoning Hearing/ Variance on August 26, 2024
A sixty (60) day extension was granted by the applicant
Legal advertisement was placed in the Beaver County Times on November 12, 2024 & November 19, 2024

Adjacent property owners within 250 feet of the property were notified of this hearing by letter sent on November 8, 2024, with certification of mailing from the Zoning Office

Property was posted on November 19, 2024, at 1:59PM by the Zoning Office

4. All parties who wish to testify as a Person affected by the Application or a Person permitted to Appear should enter their written appearance signing their name and address on the form provided on the table.
5. To make sure the Court stenographer correctly identifies the parties testifying for the record, you are asked to state your name and address initially, and also to state your name each time you speak for the record.

COURT STENOGRAPHER TO SWEAR IN PARTIES TO TESTIFY

6. Zoning Officer testimony
7. Applicants' testimony
8. Testimony of affected parties
9. Testimony of other parties
10. Closing statement
11. Adjourn