

**Leet Township**  
Code Enforcement Department  
Allegheny County, Pennsylvania  
198 Ambridge Avenue, Fair Oaks, PA 15003  
Phone (724) 266-2280 Fax (724) 266-6149

## **ZONING HEARING BOARD APPLICATION REQUIREMENTS**

- 1 Complete the enclosed application:
  - 2 Applicant **MUST** provide and attach a narrative to this application including information on grounds for appeal and reasons both with respect to law and fact for granting the appeal, special exception or variance. If hardship is claimed, state the specific hardship;
  - 3 Application shall be accompanied by six (6) copies of a survey or plot plan locating all existing and proposed structures on the property, to include primary and accessory structures, providing accurate location measurements to all property lines;
  - 4 Six copies of Construction plans, blueprints, or architectural drawings which detail the exact dimensions of the proposed structure;
  - 5 Stake out or mark the area where the proposed structure is to be constructed for visual review by the Zoning Hearing Board;
- Pay the required fee of \$500 non-refundable.

Type of appeal:

- A. Appeal from any order, requirement decision, or determination by the Zoning Officer
- B. Variance from the provision of the Zoning Ordinance
- C. To authorize by Special Exception
- D. Challenge the validity of Zoning Ordinance

**Please Note:**

The Zoning Hearing Board may require additional information before a decision can be rendered. Each case is heard on an individual basis.

This box is to be completed if you have checked item "B" on previous page.

Under Section 910.2 of the PA Municipalities Planning Code and Section 808 Chapter 27 of the Code of Leet Township Pennsylvania, no variance shall be granted until the applicant has established and the Board has made all of the following findings (A through E) where relevant in a given case:

( ) A. **Unnecessary hardship due to unique circumstances.**

That there are unique physical circumstances or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the Zoning Ordinance in the neighborhood or district in which the property is located.

( ) B. **Unique physical circumstances hinder property development.**

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformance with the provisions of the Zoning Ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

( ) C. **Unnecessary hardship not created by appellant.**

That the unnecessary hardship has not been created by the appellant.

( ) D. **Character of the neighborhood will not change.**

That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

( ) E. **Appeal represents the least modifications possible.**

That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

**APPLICATION FOR HEARING BEFORE:**

Zoning Hearing Board  
Leet Township  
198 Ambridge Ave.  
Fair Oaks, PA 15003

**APPLICATION No.** \_\_\_\_\_

Date application received \_\_\_\_\_

Fee \$500.00 \_\_\_\_\_

Receipt No. \_\_\_\_\_

Received By \_\_\_\_\_

1. Application is made by:

Name: Quaker Valley School District Phone No. 412-749-3604

Mailing address: 100 Leetsdale Industrial Drive, Suite B, Leetsdale, PA 15056

Location of property: 200-210 Camp Meeting Rd. Zoning Classification AAA

Name of landowner: Quaker Valley School District Tax Parcel No. 704-D-126

Has a previous application been filed with the Board for this property? No

Approximate cost of proposed work: To be determined

2. Nature of application including explanation:

Variance ( ) \_\_\_\_\_

Special Exception (X) School

Interpretation ( ) \_\_\_\_\_

3. Cite specific Section of the Leet Township Zoning Ordinance 260 which is applicable to this appeal: Article Part 3, Section 27-301A

4. If applicant is claiming a hardship variance, please describe the hardship:  
Not applicable

5. List below the names and **COMPLETE MAILING ADDRESSES OF OWNERS OF PROPERTY WITHIN 300 FEET OF THE EXTERIOR LIMITS OF THE PROPERTY INVOLVED IN THIS APPEAL.** These names and addresses can be obtained at the Assessment Office, Allegheny County Courthouse, Pittsburgh, PA or the appropriate courthouse of the County in which the property is located. **THIS IS THE RESPONSIBILITY OF THE APPLICANT.** IN ORDER THAT YOUR HEARING WILL NOT BE POSTPONED OR CONTINUED, PLEASE BE CERTAIN THIS SECTION HAS BEEN PROPERLY COMPLETED. If you need additional space, please use the reverse side of this application and/or attach your list.

**NAMES (FIRST & LAST)**

**COMPLETE MAILING ADDRESS**

SEE ATTACHED LIST

\_\_\_\_\_

\_\_\_\_\_

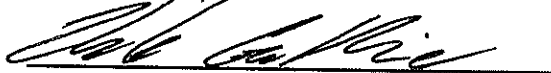
Parcel No.	Owner Name	Owner Address	Mailing Address
705-K-22	BORO OF EDGEWORTH	520 LITTLE SEMWICKLEY CREEK RD SEMWICKLEY, PA 15143	
705-K-22-1	BORO OF EDGEWORTH	520 LITTLE SEMWICKLEY CREEK RD SEMWICKLEY, PA 15143	
705-L-307	BORO OF EDGEWORTH	520 LITTLE SEMWICKLEY CREEK RD SEMWICKLEY, PA 15143	
705-R-30	MAPLE HOUSE STUDIO L L C	521 LITTLE SEMWICKLEY CREEK RD SEMWICKLEY, PA 15143	
705-R-170	SUELLEN MILLER	52 LITTLE SEMWICKLEY CREEK RD SEMWICKLEY, PA 15143	
602-B-212	DARREN R. MARTIAN	45 LITTLE SEMWICKLEY CREEK RD SEMWICKLEY, PA 15143	
602-B-280	CHARLES S. & BARBARA A MOSER	43 LITTLE SEMWICKLEY CREEK RD SEMWICKLEY, PA 15143	
602-A-135	CAROL M & KEVIN T WEIR	13 LITTLE SEMWICKLEY CREEK RD SEMWICKLEY, PA 15143	
602-A-148	CHRISTINE PEDUZZI	41 LITTLE SEMWICKLEY CREEK RD SEMWICKLEY, PA 15143	
602-A-127	LAURENE MARAVICH	9 LITTLE SEMWICKLEY CREEK RD SEMWICKLEY, PA 15143	
602-A-98	SALVADOR MINARRO VILLALOBOS	1 LITTLE SEMWICKLEY CREEK RD SEMWICKLEY, PA 15143	
705-N-252	ANGELA LEHMAN	3 LITTLE SEMWICKLEY CREEK RD SEMWICKLEY, PA 15143	
705-N-318	ARTHER & LILLA ELET	7 LITTLE SEMWICKLEY CREEK RD SEMWICKLEY, PA 15143	
704-M-188	SEVERINA A & SHARON HALL RUSSO	4 WOOD SPUR LEETSDALE, PA 15056	
704-M-193	WILLIAM B & PENNY H JASPER	24 WINDING RD LEETSDALE, PA 15056	
704-S-172	ELIZABETH Y & ROBERT W BOONE	24 WINDING RD LEETSDALE, PA 15056	
704-M-197	CHRISTOPHER J & CAITLYN JUSTIN	31 OAK DRIVE LEETSDALE, PA 15056	
704-S-207	BARBARA BOWER	11 ELM LANE LEETSDALE, PA 15056	
704-M-155	BARBARA BOWER	33 OAK DRIVE LEETSDALE, PA 15056	
704-M-157	BARBARA BOWER	33 OAK DRIVE LEETSDALE, PA 15056	
704-M-139	LARRY PRYOR	34 OAK DRIVE LEETSDALE, PA 15056	
704-M-128	MICHAEL SR & LINDA A THOMAS	36 OAK DRIVE LEETSDALE, PA 15056	
704-M-125	JOSEPH E DOHAR	OAK DRIVE LEETSDALE, PA 15056	
704-M-119	VACANT LAND NOW LLC	OAK DRIVE LEETSDALE, PA 15056	
704-M-111	ROY C KEHR	OAK DRIVE LEETSDALE, PA 15056	
704-M-106	SHAWN P & MARK L LEWIS	32 OAK DRIVE LEETSDALE, PA 15056	
704-M-99	JENNIFER THERESA KEATING	30 OAK DRIVE LEETSDALE, PA 15056	
704-L-66	JOSEPH E DOHAR	1-2 BRECK DRIVE LEETSDALE, PA 15056	
704-M-304	JOSEPH E DOHAR	6 BRECK DRIVE LEETSDALE, PA 15056	
704-M-310	JOSEPH E DOHAR	4 BRECK DRIVE LEETSDALE, PA 15056	
704-M-299	JOSEPH E DOHAR	3 BRECK DRIVE LEETSDALE, PA 15056	
704-G-323	MUNICIPAL AUTHORITY OF BORO OF EDGEWORTH	CAMP MEETING ROAD SEMWICKLEY, PA 15143	
815-S-184	LOUIS J BELLAQUILA	220 CAMP MEETING ROAD, SEMWICKLEY, PA 15143	
815-S-182	KETBANK N A	220 CAMP MEETING ROAD, SEMWICKLEY, PA 15143	
815-N-172	WILLIAM R II NEWLIN	220 CAMP MEETING ROAD, SEMWICKLEY, PA 15143	
704-L-223	VETERANS OF FOREIGN WARS OF THE UNITED STATES	114 BULLMONT DRIVE, SEMWICKLEY, PA 15143	
704-L-223	LEETSDALE BOROUGH	515 BEAVER STREET LEETSDALE, PA 15056	
704-L-27	WILLIAM C EWING	505 BEAVER STREET LEETSDALE, PA 15056	
704-L-23	WILLIAM C EWING	474 BEAVER STREET LEETSDALE, PA 15056	
704-L-12	COUNTY OF ALLEGHENY	BEAVER STREET LEETSDALE, PA 15056	
704-L-4	CHAD MCNUTRIE	466 BEAVER STREET LEETSDALE, PA 15056	
704-G-268	CHARLES A. & MELANIE E. SCHLIEBS	10 MYRTLE HILL ROAD, SEMWICKLEY, PA 15143	
704-G-246	CHARLES A. & MELANIE E. SCHLIEBS	10 MYRTLE HILL ROAD, SEMWICKLEY, PA 15143	
704-G-229	CHARLES A. & MELANIE E. SCHLIEBS	10 MYRTLE HILL ROAD, SEMWICKLEY, PA 15143	
704-G-266	EUGENE M WELSH LIVING TRUST	20 MYRTLE HILL ROAD, SEMWICKLEY, PA 15143	
704-C-272	JOHN P. & JODI G. CARVER	22 MYRTLE HILL ROAD, SEMWICKLEY, PA 15143	
704-C-258	MARC J. & JEANNIE F. CONNELLY	23 MYRTLE HILL ROAD, SEMWICKLEY, PA 15143	
704-C-248	DENA J ALARIO	1 MYRTLE HILL ROAD, SEMWICKLEY, PA 15143	
704-C-27	GARY LEON & JUDITH ANN AUGUSTINE	25 MYRTLE HILL ROAD, SEMWICKLEY, PA 15143	
704-C-223	JOHN & KATHLEEN A GUEST	30 MYRTLE HILL ROAD, SEMWICKLEY, PA 15143	
704-C-176	PAUL D BLOOM	205 CAMP MEETING ROAD, SEMWICKLEY, PA 15143	
815-R-203	THOMAS & MICHELLE ANTONELLI	139 KENNEY DRIVE, SEMWICKLEY, PA 15143	
815-S-259	SCOTT K. & JOAN E. CARTER	137 KENNEY DRIVE, SEMWICKLEY, PA 15143	
815-S-257	DEREK R. STALLARD	135 KENNEY DRIVE, SEMWICKLEY, PA 15143	
815-S-261	DANIELLE JP HEIDEMANN	133 KENNEY DRIVE, SEMWICKLEY, PA 15143	
815-S-264	MILES D & MEGAN LOEWY	131 KENNEY DRIVE, SEMWICKLEY, PA 15143	
815-S-269	ASHLEY E. & DANIEL J RABE	129 KENNEY DRIVE, SEMWICKLEY, PA 15143	
815-S-277	KRISTOPHER M & CAVALA D ERRINGER	127 KENNEY DRIVE, SEMWICKLEY, PA 15143	
815-S-284	STEPHANIE P. & JOSEPH E RABKOWSKI	125 KENNEY DRIVE, SEMWICKLEY, PA 15143	
815-S-291	G. MARK & DEANNA B. GRUBB	123 KENNEY DRIVE, SEMWICKLEY, PA 15143	
815-L-75	D. T. HOME FOR CRIPPLED CHILDREN	301 CAMP MEETING RD, SEMWICKLEY, PA 15143	
			150 W HUTCHINSON AVE PITTSBURGH, PA 15218
			2082 DANTRY DR CANONSBURG, PA 15317
			N/A
			4224 RIDGE LEA RD AMHERST, NY 14226
			373 BEAVER RD SEMWICKLEY, PA 15143
			542 FORBES AVE ROOM 347 PITTSBURGH, PA 15219

SEE ADDENDUM TO APPLICATION FOR SPECIAL EXCEPTION  
ATTACHED HERETO AND MADE A PART HEREOF.

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I hereby state that the above information is true and correct to the best of my knowledge.

Quaker Valley School District



Signature of applicant/Appellant

\_\_\_\_\_  
Signature of Code Enforcement Officer

CHARLIE GAUTHIER, DIRECTOR  
FACILITIES & ADMINISTRATIVE SERVICES  
March 24, 2021

THE COST OF THESE PROCEEDINGS IS THE RESPONSIBILITY OF THE APPLICANT.  
THIS APPLICATION MUST BE ACCOMPANIED BY THE REQUIRED FEE AND A COPY  
OF THE PLOT PLAN FOR THE PROPERTY INVOLVED.

**FOR OFFICE USE ONLY**

Copies to Zoning Hearing Board \_\_\_\_\_ Hearing Date \_\_\_\_\_  
Date applicant notified \_\_\_\_\_ Public Notice Ads \_\_\_\_\_  
Notice to Commissioners, ZB, CEO's \_\_\_\_\_ Date Property owners notified \_\_\_\_\_  
Date CEO posted property \_\_\_\_\_

**DISPOSITION:**

Granted \_\_\_\_\_ Denied \_\_\_\_\_ Date of ORDER \_\_\_\_\_