

April 27, 2022

Zoning Case: Z02-22

**David and Samantha Casile, Property Owners  
3687 Cedar Ridge Rd.; Parcel #1214-M-227  
Allison Park, PA 15101**

**Attendees:** Joe Gizienski, George Hollibaugh, Neil Tristani, Dan Smullin, , Chad Dolby, H. Nelson Crooks, Scott Woloszyk.

**Absent Member(s):** Sean Parkinson.

**Other Attendees:** William Payne, Code Enforcement Officer  
Branden Fulciniti, Solicitor  
Dorothy Moyta, Zoning & Planning Administrator  
Veronica Trettel, Court Reporter  
David Casile, Property Owner

Variance: Zoning use variance from Ordinance No. 394: 210 Attachment 2, Conventional Development Dimensional Table

Property is Zoned R-2 (Semi Suburban Residential)

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**Case Z02-22:** *Represented by David Casile. Clyde Hardt, neighbor at 3681 Cedar Ridge Rd. also present).*

A zoning variance application was submitted for a side yard variance at 3687 Cedar Ridge Rd. – Parcel # 1214-M-227. Allison Park, PA 15101. The lot size is 1.23 acres. The property is Zoned R-2 (Semi Suburban Residential). The request was previously denied under Zoning Ordinance #394, 210 Attachment 2, Conventional Development Dimensional Table.

Mr. Casile is looking to add an addition to the side of his house. The finished addition will be approximately 100 yards from the neighbor's house..

Mr. Hardt, the adjoining property owner, has no issue with the addition that Mr. Casile is planning on placing on his property.

Questions/ comments from Mr. Crooks of the Board are as follows. *(Mr. Casile's Answers in italics)*

1. Are there were utilities on the site ? *Yes.*
2. When was the existing house was built ? *1950*
3. When the property was previously subdivided ? *1990's*
4. Has the property line access always existed ? *Yes*
5. Mr. Crooks said that he looked at the property and he wanted to know whether there was another area where that the addition could be built. *No, this makes sense with the interior layout.*
6. Mr. Crooks said that Mr. Casile is asking for an 80% variance. *Mr. Casile said that the garage with the master suite above is what would work.. Also another survey was done duen to the original surveyor passing away.*

Mr. Payne asked whether there would be a financial hardship to build the addition in the back. *Mr. Casile said that yes it would be due to the hillside and the solid shale which the house is built on.*

Mr. Payne said that the property line comes back at a steep angle. Could the addition be cut back to be further from the property line ?

Mr. Fulciniti posed the following questions to the applicant regarding this variance: *(Mr. Casile's answer.)*

1. If we approve, will you get the appropriate building permit ? Yes.

(The Zoning Board adjourned to discuss)

Mr. Gizienski made the motion to a reduction of the side yard setback of 10', leaving a 5' side yard setback.

Voting was unanimous.

Any aggrieved parties have 30 days to file an appeal with the court of common pleas.

Zoning Hearing Board  
Z02-22