

**OFFICIAL
BOROUGH OF JEFFERSON
HILLS
NOTICE OF PUBLIC
HEARING**

Notice is hereby given that a Public Hearing of the Zoning Hearing Board will be held in Council Chambers of the Municipal Center, 925 Old Clairton Road, Jefferson Hills, Pennsylvania 15025 on Thursday, August 31, 2023 at 7:00 p.m. or prevailing time, for a hearing before the Zoning Hearing Board. Appeal No. ZN-7-2023 Pennsylvania American Water Company, representatives of Francis & Joyce Sockman, owners of vacant property located at Ridge Road, Finleyville, PA 15332, zoned R-1 Low Density Residential District, lot & block 1004-N-259, are requesting Use By Special Exceptions pursuant to Zoning Ordinance 891, Article 300.4.A for an authorized use to the principal land uses listed under that article, Article 400.4.A for a use by special exception that shall demonstrate compliance with all the general standards and criteria listed under that article and Article 400.4.B.20.A – no storage of movable equipment or material shall be permitted outside a structure. The appellant is also requesting a variance to Zoning Ordinance 891, Article 400.1.A.3 – minimum front yard setback is 35 feet. The appellant is requesting to replace a pressure reducing valve vault within the R-1 zoning district to maintain adequate pressure and flow in the water distribution system. The appellant is requesting a 31-foot setback to maintain proximity to the existing water mains, minimize land disturbance and to maximize accessibility for operation and maintenance by PAWC. Persons having an interest in the proceeding are invited to attend and take part as they deem advisable. The hearing location is accessible to persons having disabilities. Any person requiring special accommodations is requested to contact the Borough at (412) 655-7760 at least three (3) working days prior to the date of the hearing.

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ZONING HEARING BOARD**