

BOROUGH OF GREEN

TREE

NOTICE OF PUBLIC HEARING

PLEASE BE ADVISED that the Borough of Green Tree Zoning Hearing Board will conduct a public hearing on Thursday evening, October 26, 2023 that will commence at 7:00 pm prevailing time at the Green Tree Municipal Center located at 10 West Manilla Avenue, Pittsburgh, PA 15220 for the following applicant(s): **ZHB-Insert No. 04-2023** Applicant, Curtis Kossman, the owner of property located at 875 Greentree Road, Parkway Center #8, is requesting a variance from the below section of the Borough of Green Tree Codified Ordinances to allow a wall mounted sign with an area equal to one square foot of signage for every one foot of building frontage: Section 420-123 A(1)(a) that allows only one (1) square foot of signage for every three (3) feet of building frontage. **ZHB-Insert No. 05-2023** Applicant, Curtis Kossman, the owner of property located at 875 Greentree Road, Parkway Center #8, is requesting a variance from the below section of the Borough of Green Tree Codified Ordinances to allow three off lot directional signs. Section 420-119 A(1) that does not allow "off lot" directional signs. **ZHB-Insert No. 06-2023** Applicant, Craig Romanovich, representative for the property owner of 282 Parkedge Road, is requesting a variance from the below section of the Borough of Green Tree Codified Ordinances to allow a 15-foot building line. Section 420-20D that requires a 30 foot building line. **ZHB-Insert No. 07-2023** Applicant, 987 Greentree LLC, property owner of 987 Greentree Road, is requesting a variance from the below section of the Borough of Green Tree Codified Ordinances to allow a wall mounted sign that exceeds 1 SF for every 3 feet of building frontage. Section 420-122 allows a wall mounted sign not to exceed 1 SF for every 3 feet of building frontage, and not to exceed 50SF. **ZHB-Insert No. 08-2023** Applicant, 987 Greentree LLC, property owner of 987 Greentree Road, is requesting a variance from the below section of the Borough of Green Tree Codified Ordinances to allow less than 1 parking stall per 55 SF for a restaurant space and less than 1 parking stall per 275 SF for an office space. Section 420-38 allows 1 parking stall per 55 SF for a restaurant space and 1 parking stall per 275 SF for an office space. Documents and materials are on file in the Green Tree Municipal Center, 10 West Manilla Avenue, Green Tree, Pittsburgh, Pennsylvania 15220. At the hearing, all persons interested will be heard.

John F. Becker, Chairman
Zoning Hearing Board
Borough of Green Tree