

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 **Monday, January 22, 2024 at 7:00 p.m.** or prevailing time, for a hearing before the Zoning Hearing Board.

Appeal No. ZN-11-2023 TowerCo, a wireless communications provider, is requesting variances on property owned by West Jefferson Hills School District, 310 Old Clairton Road, Jefferson Hills, PA 15025, lot and block 661-M-398. The property is zoned R-1 - Low Density Residential District. The appellant is requesting variances to Zoning Ordinance 891, Article 400.4.B.10.J.4.a – In the R-1 District, the only type of communications tower permitted to be constructed shall be a monopole tower and the maximum height of that communications tower shall be seventy-five (75) feet and Article 400.4.B.10.J.4.e – Conditional Uses and Uses by Special Exception – Communications Towers – In the R-1 district, all parts of the communications tower, including guy wires, if any, shall be set back from any adjoining residentially zoned property at least one hundred fifty (150) feet. Where the communications tower is located on a leased parcel within a larger tract, the setback shall be measured from the property line which separates the adjoining residentially zoned property from the larger tract controlled by the lessor, rather than from the boundaries of the leased parcel, provided the larger tract is either vacant or developed for a use other than single family dwellings. Appellant is requesting a 68.67' setback to construct a wireless communications facility, namely a 130' monopole communications tower, 81.33' from the nearest adjoining residentially zoned property line. 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.

BOROUGH OF
JEFFERSON HILLS
ZONING HEARING BOARD