



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

100 PATTON PLAZA – STATE COLLEGE, PENNSYLVANIA – 16803
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Zoning Hearing Board

**August 8, 2024
Board Meeting Room
Municipal Building
2:00 PM**

PLEASE NOTE:

- **This will be a hybrid meeting - some participants will be attending through video conferencing**
- The Public is welcome to attend, but may also provide comments by email – zoning@twp.patton.pa.us (2 business days prior to the meeting)
Phone – 814-234-0271 (before meeting – ask for the Engineering, Planning & Zoning Department)

Join Zoom Meeting
<https://us02web.zoom.us/j/86887384503>
Meeting ID: 868 8738 4503
Call: 1 929 205 6099

1) **CALL TO ORDER**

a. **Additions to the Posted Agenda**

2) **VARIANCE REQUEST – MICHAEL SKVARLA – 5963 WEST BUFFALO RUN ROAD**

Mr. Michael Skvarla has submitted a request for a variance from Chapter 425, Zoning §425-31 (formerly 175-26).

The parcel located at 5963 West Buffalo Run Road, Tax Parcel 18-301-,041-,0000-, is a 2.39-acre parcel located within the A-1 Rural District. The applicant would like to construct a wrap-around porch onto the existing home; 10' wide around most of the house but would like to build it 3' wide along the front to connect and provide an exit for an existing door.

On April 18, 2024, the applicant was present for a Zoning Variance Request. At that time, the applicant proposed to construct a 10' wide wrap-around porch. The applicant noted that the residence was 33' from the property line and the proposed porch would extend into the front yard setback by 7'. During the April 18, 2024, meeting, the Zoning Hearing Board granted a 3' de minimus variance.

Following the April 18, 2024, Zoning Hearing Board meeting, the applicant had the property surveyed. The survey revealed that up to 1.4' of the house is within the 30' setback area. The front of the house varies from 30.3' to 28.6' from the property line.

Per §425-31C, Table 1, Area and Bulk Regulations, the front yard setback within the A-1 District is 30'.

The applicant notes that due to the height of the existing door and slope of the ground away from the house, a stoop that previously serviced the door extended 8.5' from the house, which is 10' into the setback. The stoop was demolished in 2022, as it had become hazardous. While a stoop does not qualify as a structure, a replacement stoop would extend 5.5' further into the setback than the porch.

Per Patton Township's definition of a structure, §425-6. **Definitions; interpretations of regulations:**

STRUCTURE *Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land. Excluded from the definition of a structure are fences, storage sheds, any deck that is less than 18 inches above ground level, stairwells to basements, chimneys, heat pumps, air conditioning units, roof overhangs less than 18 inches from the wall of a structure, tree houses up to 75 square feet in area and pet houses up to 75 square feet in area. Excluded from this definition are gazebos under 150 square feet in area and under 12 feet in height, light poles, utility poles, retaining walls, decorative walls and awnings.*

[Amended 9-11-1991 by Ord. No. 91-274; 9-24-1986 by Ord. No. 86-214; 4-23-1997 by Ord. No. 97-340]

Although there was an existing stoop at the residence, the first step that would have been within the setbacks, would have measured less than 18" at grade, therefore would not be classified as a structure. The construction of a wrap-around porch, however, would be a structure and per Patton Township regulations, no portion of a structure shall be placed within the setbacks.

Upon receipt of the Zoning Hearing Variance Request, Patton Township contacted PennDOT to address any comments or concerns that they may have with the request. PennDOT recommended that the applicant field verify the right-of-way to ensure that no construction would take place within the right-of-way. The right-of-way of SR 550 in this area is 33'. Patton Township notified the applicant to do so on July 15, 2024, and to contact the Township when completed to verify. The applicant contacted the Township on July 23, 2024, and the right-of-way was verified by the Township on July 26, 2024.

The following items are included with the agenda:

- 1) Location Map
- 2) Zoning Variance Application
- 3) §425-31 – A-1 Rural District Regulations
- 4) PennDOT Email

4) **ADJOURN**