ALEPPO TOWNSHIP
ZONING HEARING BOARD
Wednesday, July 10, 2024
7:00 P.M.

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

II. ROLL CALL

Louis Hasson, Chairman
Braden Blosser, Member
Ronald Lawrence, Member

III. REORGANIZATION

Motion to add the reorganization of the ZHB to the agenda.

Louis Hasson:	Y _____	N _____
Braden Blosser:	Y _____	N _____
Ronald Lawrence:	Y _____	N _____

Motion to appoint _____ as Chairman.

Louis Hasson:	Y _____	N _____
Braden Blosser:	Y _____	N _____
Ronald Lawrence:	Y _____	N _____

IV. APPROVAL OF MINUTES

Motion to approve the Zoning Hearing Board meeting minutes from its meeting on October 5, 2023.

Louis Hasson:	Y _____	N _____
Braden Blosser:	Y _____	N _____
Ronald Lawrence:	Y _____	N _____

V. PUBLIC HEARINGS:

GAMMA Pickleball Club Variance Request Hearing (Points of Ingress and Egress and Parking Variances for Indoor Recreation Use)

GAMMA Pickleball Club is requesting variances for the property owned by Sewickley PA, LLC and located at 301 Deer Run Road in the C-2 Commercial Industrial Zoning District, designated as Allegheny County Block/Lot No. 344-G-221. The applicant seeks variances from the following Sections of the Aleppo Township Zoning Ordinance: § 450.F, to permit 1 point of ingress and egress to the property rather than

the minimum 2 points of ingress and egress that are required for an indoor recreation use; and § 703, Table 15: Parking Ratios, to permit 65 parking spaces rather than the required 91 parking spaces required for an indoor recreation use at the property.

a. Board Exhibits Entered into Record.

    1) Township Zoning Ordinance, Ordinance No. 2022-02

    2) Application to Zoning Hearing Board dated May 21, 2024

    3) May 19, 2024 letter signed by Matt Ferrari, Owner of GAMMA Pickleball Club, and Josh Taylor-Martin, Managing Director of GAMMA Pickleball Club, explaining the requested variances

    4) May 20, 2024 letter signed by Christopher J. DeLong, Director of Real Estate, documenting support for the application submitted by GAMMA Pickleball Club

    5) Letter Agreement dated April 30, 2024 between Sewickley PA LLC and GAMMA Pickleball LLC outlining basic lease terms for the property

    6) Parking Plan for the property

    7) Undated Office of Property Assessment webpage printouts for various properties

    8) Floor Plan for the building at the property

    9) Proof of Advertising of hearing

    10) Photos of hearing notice posted on property

    11) Copy of hearing notice to applicant

    12) copies of letters sent to adjacent property owners

    13)

b. Identification of parties to hearing

c. Court reporter to swear in witnesses and any members of the public wishing to comment

d. Applicant's Case

e. Township's Case

f. Objectors' Case

g. Public Comment

h. Executive Session (if necessary)

i. Motion to Close or Continue Public Hearing

Louis Hasson: Y _____ N _____
Braden Blosser: Y _____ N _____
Ronald Lawrence: Y _____ N _____

j. Motion to Table or Act on the Variance Application

Louis Hasson: Y _____ N _____
Braden Blosser: Y _____ N _____
Ronald Lawrence: Y _____ N _____

VI. COMMENTS

VII. ADJOURNMENT