



City of St. Marys, PA Zoning Hearing Board

ST. MARYS ZONING HEARING BOARD AGENDA 2/18/2026

All individuals in attendance should sign-in on the form provided at the rear of the meeting room.

The hearing procedure will be:

1. The Vice Chairperson will read the appeal along with the article of the ordinance and/or article of the code which applies to this hearing. When necessary (and agreed to by the appellant) the Board will amend and/or correct the appeal.
2. The Chairperson will swear in anyone who wishes to speak and/or testify.
3. We will take testimony from the appellant.
4. We will then take questions and testimony from other than the appellant who wishes to speak. (Anyone who speaks must be sworn and identify themselves before speaking.)
5. The Chairperson will indicate that the hearing is closed, and the Zoning Board will render a decision. In some cases, the hearing could be continued.

Hearing #1@5:30pm Crystal Fire Department. 815 S Michael Street. HC-B

The applicant is proposing to construct a 60' x 80' fire station.

Hearing #2@TBD Zoning Hearing Board Reorganizational Meeting.



City of St. Marys, PA
Zoning Hearing Board

MEMO

To: Zoning Hearing Board Members, ZHB Solicitor, City Council, Planning Commission.

From: Matthew Pfeufer, Zoning Hearing Board Acting Secretary.

RE: Zoning Hearings scheduled for February 18, 2026

Date: February 03, 2026

HEARING NOTICES

Hearing #1@5:30pm Crystal Fire Department. 815 S Michael Street. HC-B

The applicant is proposing to construct a 60' x 80' fire station with a side setback of 20 feet. The City of St. Marys Official Zoning Ordinance of 2005, Section 211.6.D requires a 50-foot side setback. The applicant is requesting a variance with the general requirements contained in Section 604.D.

Section 604.D Variances. The Board shall hear requests for variances where it is alleged that the provisions of this chapter inflict unnecessary hardship upon the applicant.

(2) General criteria. The Board may grant a variance, provided that all of the following findings are made, where relevant in a given case:

- (a) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of this chapter in the neighborhood or zone in which the property is located.
- (b) That, because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of this chapter and that the authorization of a variance is therefore necessary to enable reasonable use of the property.
- (c) That such unnecessary hardship has not been created by the appellant.
- (d) That the variance, if authorized, will not alter the essential character of the zone or neighborhood in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property nor be detrimental to the public welfare.
- (e) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulations in issue.
- (f) That variances within the Floodplain Zone shall comply with §230, Subsection 11, of this chapter.
- (g) In granting any variance, the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of this chapter. These conditions shall be enforceable by the Zoning Officer, and failure to comply with such conditions shall constitute a violation of this chapter and be subject to the penalties described in Part 7.

Hearing #2@TBD Zoning Hearing Board Reorganization Meeting.