

North Huntingdon Township Zoning Hearing Board Decision

North Huntingdon Township
11279 Center Highway
North Huntingdon, PA 15642

Applicants

Joseph Noblick

Location of Property

829 Westchester Drive
North Huntingdon, PA 15642

Property Owners

Joseph Noblick

Lot & Block No.

54-11-08-0-034

Zoning District

R-2, Residential

Purpose of Hearing

To hear a request from the Applicant for the following variance request in accordance with Zoning Ordinance #765, Article 8, Section 801.2. The applicant is requesting a variance to expand an existing accessory structure while maintaining a 7-foot side yard setback, which is less than the required 10-foot setback. Additionally, the applicant amended the request for a variance to permit a second accessory structure on the property. The property is in the Township's R-2, Residential District. The applicants are requesting a variance in accordance with the following sections(s) of the Township Code: Article 8, Section 801.2.

Findings of Fact

Applicant appeared before the Board to request a variance for a reduced side yard setback and to permit a second accessory structure. The Applicant has owned the property since 1982, and the existing 10-foot by 12-foot shed with its concrete pad was present at the time of purchase. The shed is located 7 feet from the side property line. The Applicant seeks to expand the structure to 12-foot by 16-foot to replace badly weathered siding while maintaining the existing 7-foot setback. Relocating the concrete pad would be prohibitively expensive. During the hearing, it was discovered that a second small accessory structure (under 200 square feet) exists on the property. The Applicant verbally amended the application to include a variance request for the second structure. The variance request was reasonable in scope. The character of the neighborhood will be unaffected by the variance being granted. No one appeared to object to the request.

Decision¹

The Board unanimously voted to grant the Applicant's amended request for a variance from the side yard setback requirement to maintain a 7-foot setback (a 3-foot variance) for the expansion of an existing accessory structure, and to permit a second accessory structure on the property, with the condition that the expansion not further encroach on the existing 7-foot setback.

Date of Hearing

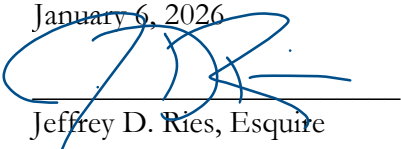
January 6, 2026

Date of Decision

January 7, 2026

Date of Mailing

January 7, 2026



Jeffrey D. Ries, Esquire
Chairman

¹ This decision deals solely with the application before the Zoning Hearing Board. Applicant is required to obtain any other necessary permits and approvals through the Township, including building and occupancy permits.