



SOUTH FAYETTE **T O W N S H I P**

A Community Growing Together

February 25, 2026 - 7 P.M.

Zoning Hearing Board Meeting Agenda

1. CALL TO ORDER
2. REORGANIZATION
3. EXECUTIVE SESSION
4. OLD BUSINESS
5. NEW BUSINESS
 - A. Application Z-01-2026: THE APPLICATION OF DARRELL KAURIC FOR PARCEL 399-C-12, A PROPERTY OWNED BY KATHRYN & DAVID JOHN COOK FOR A VARIANCE TO SECTION 240-23.D, TO PERMIT A ONE-STORY ADDITION IN THE REQUIRED FRONT YARD. THIS PROPERTY IS ZONED R-2 AND LOCATED AT 39 OAKMONT COURT.

Documents:

[APPLICATION Z-01-2026.PDF](#)
[AGENT AUTHORIZATION.PDF](#)
[CONCEPTUAL DRAWING.PDF](#)
[SURVEY WITH PROPOSED ADDITION.PDF](#)
[DEED 39 OAKMONT COURT.PDF](#)
[POSTING ON PROPERTY.PDF](#)

6. OPEN DISCUSSION
7. ADJOURNMENT

SOUTH FAYETTE TOWNSHIP ZONING HEARING BOARD

DATE: JANUARY 12, 2026 APPLICATION NO: 1 Z-01-2026

I. THE UNDERSIGNED APPLICANT HEREBY: (Check appropriate box(es)).

- A) Appeals from a Determination of the Zoning Officer
- B) Requests a Special Exception
- C) Requests a Variance — BUILDING SETBACKS.
- D) Challenges the Validity of a Zoning Ordinance or Map
- E) Requests Other Relief within the Jurisdiction of the Zoning Hearing Board as Established in Section 909.1(a) of the Pennsylvania Municipalities Planning Code

II. PROPERTY INFORMATION

Address/Location: 39 OAKMONT COURT, BRIDGEVILLE, PA 15017
 Tax ID Number: 0399-C-00012-0000-00 Size of Property: 11,483.82 SQ. FT.
 Present Zoning: R-2 SUBURBAN RESID. DIST Present Use: SINGLE FAMILY RESIDENTIAL
 General Character of Neighborhood: HICKORY HEIGHTS - FAMILY RESIDENTIAL.

III. PROPERTY OWNER INFORMATION

Name: David John and KATHRYN D. COOK
 Address: 39 OAKMONT COURT, BRIDGEVILLE, PA 15017
 Phone: _____ E-Mail: _____

IV. APPLICANT INFORMATION (If different than Owner information)

Name: DARRELL KAURIC ARCHITECT
 Address: 3400 SOUTH PARK ROAD, SUITE #7, BETHEL PARK, PA 15102
 Phone: _____ E-Mail: _____

V. APPLICANT REPRESENTATIVE INFORMATION (See Agent Authorization Form)

I am NOT Represented by an Attorney in Connection with this Application
 I am Represented by an Attorney

Name: DARRELL C. KAURIC, REGISTERED ARCHITECT
 Address: 3400 SOUTH PARK ROAD, SUITE 7, BETHEL PARK, PA 15102
 Phone: _____ E-Mail: _____

VI. APPL	REQUIRED SUBMISSION ITEMS (1 copy each)	TOWNSHIP USE
<input checked="" type="checkbox"/>	A) Completed Application Form	
<input checked="" type="checkbox"/>	B) Agent Authorization Form	
<input checked="" type="checkbox"/>	C) Survey, Plans, Maps	
<input checked="" type="checkbox"/>	D) Supporting Sketches or Photos	
<input checked="" type="checkbox"/>	E) Deed, Sales Agreement or Other Ownership	
<input checked="" type="checkbox"/>	F) Application and Escrow Fees (separate checks)	

VII. SIGNATURES

Applicant: Darrell C. Kauric Date: JANUARY 9, 2026
 Owner: David John Cook Kathryn D Cook Date: January 12, 2026

Application submission deadline is approximately the third Monday of the month preceding the month that the Application will be heard by the Zoning Hearing Board with the exceptions of the November and December meetings. The deadline for these months will be the second Monday preceding the month to be heard. Application must be received by the Township Secretary by 4:30 PM at the Township Building located at 515 Millers Run Road, Morgan, PA 15064.

By Signing above the applicant/owner has acknowledged receipt and review of the South Fayette Township General Instruction for Zoning Hearing Board Application.

ZONING HEARING BOARD HEARING APPLICATION DETAILS

(Complete For Actions Checked in Section I Only)

I.A) APPEAL FROM DETERMINATION OF ZONING OFFICER

The action taken was:	
The date action was taken	
The action was in error because:	

Attached a copy of any written order issued by the Zoning Officer in connection with this matter

I.B) REQUEST FOR A SPECIAL EXCEPTION

Nature of Special Exception sought is:					
The Special Exception is allowed under	Article		Section		Subsection
of the South Fayette Township Zoning Ordinance					
The reason for the request is:					
If applicable, attach documentation demonstrating compliance with all applicable standards set by the Township Zoning Ordinance for this Special Exception.					

I.C) REQUEST FOR A VARIANCE

Nature of the Variance sought is:	ENCROACHMENT INTO FRONT SETBACK OF CORNER LOT				
The Variance if from	Article	240	Section	23	Subsection
of the South Fayette Township Zoning Ordinance					
The nature of the unique circumstances and the unnecessary hardship justifying this request for a variance is: The Variance Request is for a proposed 2-car addition with a basement - level Garage and 1st floor living space, to be attached to the right side of the house, aligning with the existing driveway. This house lies diagonally on a very small corner lot (11,483 SF in a zone with the minimum lot size of 20,000 SF), leaving little space to construct an addition without encroaching into the Front Building Setback. This being a corner lot with two Front Yards, the house is behind the original 30 foot Front Yard Building Lines, but now encroaches into the 35 foot Front Yard Building Lines.					

I.D) CHALLENGING THE VALIDITY OF A ZONING ORDINANCE OR MAP

Identify the provision of the ordinance or map which you believe to be invalid:

The challenge is ripe for decision because:

The provision challenged is invalid because:

Attach a copy of the ordinance and/or map you are challenging.

I.E) OTHER RELIEF REQUESTED



**SOUTH FAYETTE
T O W N S H I P**

A Community Growing Together

Agent Authorization

Form

www.southfayettepa.com

Name of Property Owners: David John & KATHRYN D. COOK

Property Tax Map Number: 0399-C-00012-0000-00

Property/Project(s): 39 OAKMONT COURT, BRIDGEVILLE, PA 15017

This application/phase only

All related applications and phases

The above named property owner hereby appoints: _____

DARRELL KAURIC, ARCHITECT

as its agent and authorizes said agent to apply for and process the above mentioned development plan/variance on his/her behalf. Agent is further authorized to sign all necessary documentations for such purposes, including acceptance of conditions imposed by the Board of Commissioners upon arrival of the plan. This authorization shall remain in full force and effect until written notice of revocation is delivered to the South Fayette Township Manager.

SIGNED AND SEALED, intending to be legally bound on this date of:

January 12, 2026

Owner(s) Signature: David John Cook (SEAL)
Kathryn D Cook

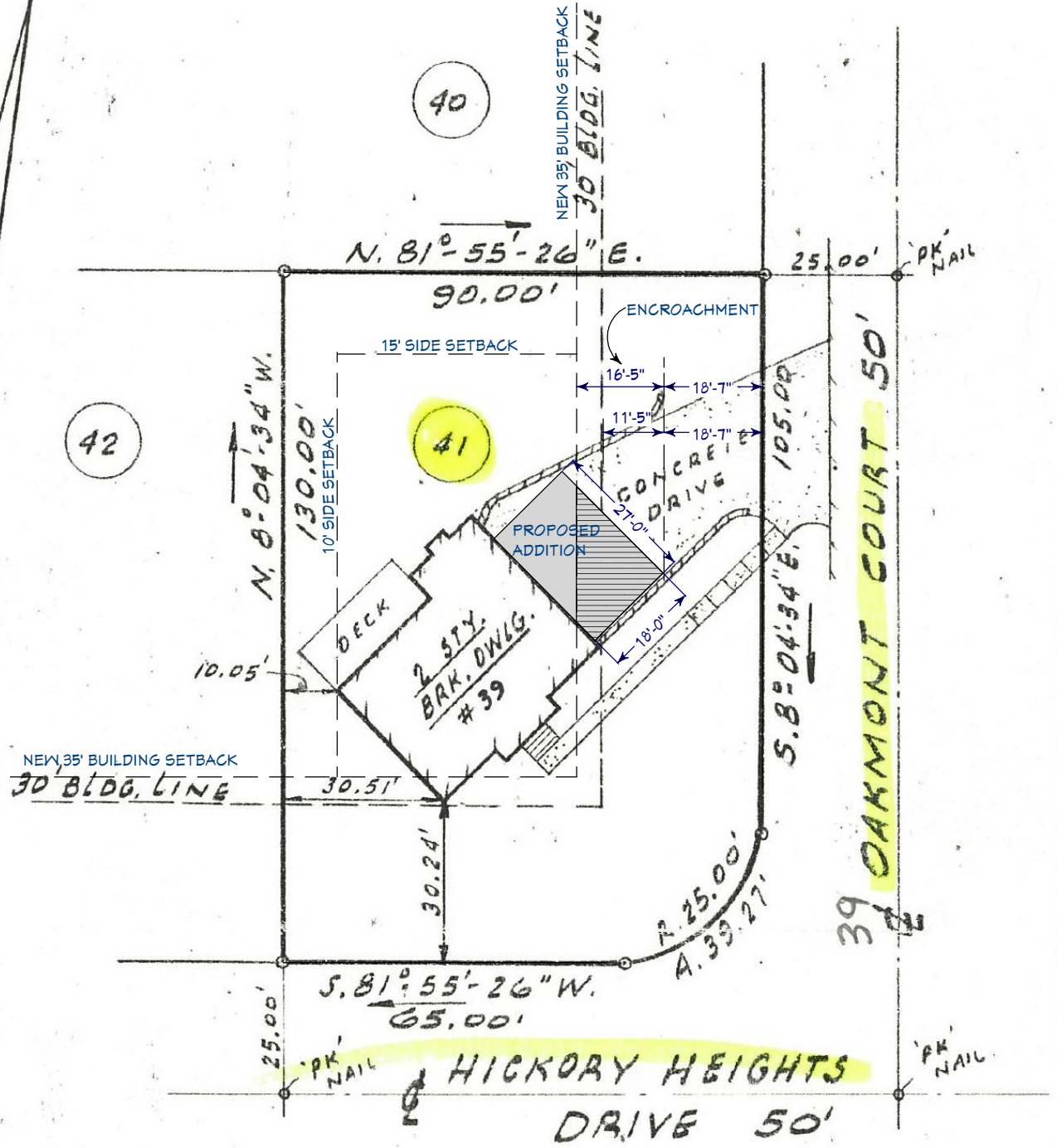
HICKORY HEIGHTS DR.



OAXMONT COURT

I, RICHARD A. KASMER, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY TO, AND SOLELY FOR THE BENEFIT OF, THE PERSON(S) NAMED ON THIS PLAN, THAT THIS PLAN WAS PREPARED FROM A SURVEY MADE UPON THE PREMISES THE DATE OF THIS PLAN SHOWING THE LOCATION OF ALL STRUCTURES, EASEMENTS OR SERVITUDES APPARENT FROM AN INSPECTION OF THE SURFACE OF THE PREMISES. THIS PLAN IS NOT TO BE REPRODUCED IN ANY MANNER, NOR MAY IT BE RELIED UPON BY ANYONE OTHER THAN THE PERSON(S) FOR WHOSE BENEFIT IT HAS BEEN PREPARED. COPIES OF THIS PLAN WITHOUT AN EMBOSSED IMPRESSION SEAL ARE FOR MERE CONVENIENCE OF REFERENCE.

Richard A. Kasmer
 REG. NO. 216-A



PLAN OF PROPERTY
 SITUATE IN
HICKORY HEIGHTS DEVELOPMENT
 P.B.V. 159 PGS. 75-78
SOUTH FAYETTE TWP.
ALLEGHENY CO., PA.
 SCALE: 1" = 30' DEC. 14, 1991

91130



**Allegheny County
Jerry Tyskiewicz
Department of Real Estate
Pittsburgh, PA 15219**

Instrument Number: 2016-16497

BK-DE VL-16411 PG-181

Recorded On: June 06, 2016

As-Deed

Parties: EMANUEL JOHN F

To COOK DAVID JOHN

of Pages: 5

Comment:

***** THIS IS NOT A BILL *****

Deed 162.00
0
0
Total: 162.00

Realty Transfer Stamp

Department of Real Estate Stamp

Affidavit Attached-No	Stamp Num-T13489
SOUTH FAYETTE TP	
Ward-99-NO WARD	
	Value 345,000.00
Commonwealth of Pennsylvania	3,450.00
Munic-South Fayette Twp	1,725.00
School District-South Fayette	1,725.00
Munic-Penalty	0.00
Munic-Interest	0.00
School-Penalty	0.00
School-Interest	0.00
	6,900.00

Certified On/By-> 06-06-2016 / S B
0399C00012000000

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

File Information:

Record and Return To:

Document Number: 2016-16497
Receipt Number: 3085725
Recorded Date/Time: June 06, 2016 11:50:31A
Book-Vol/Pg: BK-DE VL-16411 PG-181
User / Station: M Ward - Cash Station 25

N DANIEL LONG ATTORNEY AT LAW
PO BOX 14787
PITTSBURGH PA 15234



Jerry Tyskiewicz
Jerry Tyskiewicz, Director
Rich Fitzgerald, County Executive

This Indenture, made the **6th day of June, 2016**,

By and Between

JOHN F. EMANUEL AND DARLENE M. EMANUEL, HUSBAND AND WIFE

(Hereinafter called the Grantor), of the one part, and

DAVID JOHN COOK AND KATHRYN D. COOK, HUSBAND AND WIFE

(Hereinafter called the Grantees), of the other part,

Now This Indenture Witnesseth, that the said Grantor for and in consideration of the sum of **Three Hundred Forty Five Thousand Dollars and Zero cents (\$345,000.00)** lawful money of the United States of America, unto him or her, well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, and that he or she has granted, bargained and sold, released and confirmed, and by these presents he or she does grant, bargain and sell, release and confirm unto the said Grantees in fee:

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of South Fayette, County of Allegheny and Commonwealth of Pennsylvania, being Lot No. 41 in the Hickory Heights Development, as recorded in the Department of Real Estate Office of Allegheny County, Pennsylvania in Plan Book Volume 159, Pages 75 to 78.

BLOCK AND LOT 399-C-12

BEING the same premises which Hector R. Hamilton, single, by Deed dated 05/15/2000 and recorded 05/22/2000 in the Department of Real Estate Office of Allegheny County in Deed Book Volume 10769, Page 323, granted and conveyed unto John F. Emanuel and Darlene M. Emanuel, husband and wife.

Under and Subject to coal and mining rights, rights of way, oil and gas leases, reservations, restrictions, easements, conditions, building lines, etc. as shown on recorded plan and recorded in prior instruments of record.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him or her, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, and the said Grantees' successors, heirs and assigns, to and for the only proper use and behoof of the said Grantees, and the said Grantees' successors, heirs and assigns forever.

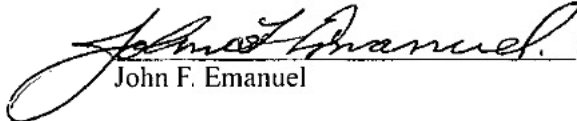
And the said Grantor, for themselves their heirs, executors, administrators and assigns, do covenant, promise and agree, to and with the said Grantee, his heirs and assigns, by these presents, that they, the said Grantor, their heirs, executors administrators and assigns all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs, executors, administrators and assigns, against the said Grantor and their heirs, and against all and every other person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will, Subject as aforesaid,
Specially Warrant and Forever Defend.

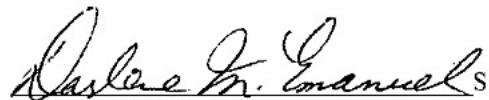
NOTICE—THIS DOCUMENT MAY NOT / DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE / HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGES MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

[This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

In Witness Whereof, the party of the first part has hereunto set his (or her) hand and seal, dated the day and year first above written.

Sealed and Delivered IN THE PRESENCE OF US:

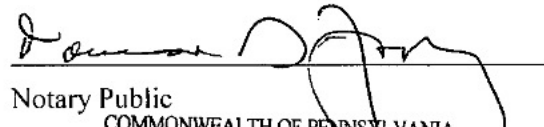
 SEAL
John F. Emanuel

 SEAL
Darlene M. Emanuel

Commonwealth of Pennsylvania
County of Allegheny } SS


On this the 6th day of June, 2016, before me, the undersigned Notary Public, personally appeared **John F. Emanuel and Darlene M. Emanuel**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he or she executed the same for the purposes therein contained

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Norman D. Long, Notary Public
Mt. Lebanon Twp, Allegheny County
My commission expires May 14, 2019

Notice THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL.

[THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT. 10, P.L. 874, NO. 156 § 1.]



David John Cook SEAL



Kathryn D. Cook SEAL

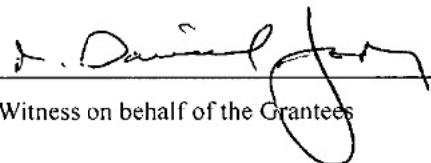
Certificate of Residence

Tax Bill Mailing Address of the within Grantees

Owner Mailing Address of the within Grantees

Union Home Mortgage Corp
8241 Dow Circle West
Strongsville, OH 44136

David John Cook
Kathryn D. Cook
39 Oakmont Ct
Bridgeville, PA 15017



Witness on behalf of the Grantees

Mail to: N. Daniel Long, Attorney at Law
PO Box 14787
Pittsburgh, PA 15234

