



LEGAL NOTICE

The Sharon Zoning Hearing Board will hold two Public Hearings on Tuesday, November 29, 2022, in the Sharon City Council Chambers at the Municipal Building, located at 155 West Connelly Blvd, Sharon, PA 16146.

The first Public Hearing at 5:00 PM is regarding a request for an “*Exception*” that would permit the existing building, (housing the former Shenango Inn & Juniper Village), located at 1330 Kimberly Road, to be renovated then operated as a *Hotel/Restaurant* in a Residential R-1 Zoning District.

The Zoning information surrounding this request can be found in the Zoning Ordinance book under newly amended **Article 3**, under **Table 306.10 – Special Exceptions**, page 7, under **Section 309 – Special Exceptions**. This amendment was passed on September 21, 2022, under Ordinance #11-22.

Comelot Shenango Inn LLC., from Nyack, NY, is asking for the approval of this “*Exception*” by the Sharon Zoning Board.

The second Public Hearing at 6:00 PM is regarding a request for two different “*Variations*”, that will be necessary for building a new *Dollar General* retail store, located on N. Sharpsville Ave, across the street from the old Westinghouse building, (where *Ellwood City Crankshaft* is now located).

One variance is for the new commercial retail business located in a C-2 Zoning District which overlaps into a R-2 District. The Zoning information surrounding this request can be found in the Zoning Ordinance, under **Article 3**, page 7, under **Table 306.10 R-2 Residential Medium District** and, also on page 12, under **Table C-2 Local Business District**.

The second variance is for modifications of the required parking spaces required for the parking lot area, where the building will be located. The Zoning information surrounding this request can be found in the Zoning Ordinance book, under **Article 4**, under **Section 407.2 Off-Street Parking**, on pages 34 & 35.

PTV 1199, LLC, owner of the property, from Pittsburgh, PA, is asking for approval of these two Zoning variances.

City of Sharon Code / Zoning Enforcement Office (724-983-3201)