

INDIANA TOWNSHIP ZONING HEARING

The Indiana Township Zoning Hearing Board will conduct a public hearing on **Tuesday, October 13, 2026** at the Indiana Township Town Hall, 3710 Saxonburg Blvd., Pgh., PA 15238 at **6:00 p.m.** to consider the following cases:

CASE #26-04: MCAA VENTURES INC., OWNERS OF 107 MONTICELLO DRIVE, CHESWICK, PA 15024 (LOT/BLOCK#1081-L-400) HAVE FILED A SUBSTANTIVE CHALLENGE TO THE VALIDITY OF ANY LOCAL LAND USE ORDINANCE 375-77.B(1); 53 P.S. § 10909.1(a)(1). THE PROPERTY IS ZONED "MDR- MEDIUM DENSITY RESIDENTIAL". THE APPLICANTS ARE CHALLENGING THE VALIDITY OF SECTION 295-30(A)(2)(A)(3) OF THE INDIANA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

CASE #26-05: COLTON DEVELOPMENT LLC/BRICKYARD PARK HOLDINGS LLC ARE SEEKING SPECIAL EXCEPTION APPROVAL FOR PROPERTIES THEY OWN AT 252 & 260 LITTLE DEER CREEK ROAD, CHESWICK, PA 15024 (Lot/Blocks #1084-A-13 & 1084-A-51). BOTH PROPERTIES ARE ZONED "LI - LIGHT INDUSTRIAL". THE TOTAL ACREAGE FOR BOTH PARCELS IS APPROXIMATELY 17+ ACRES. THE APPLICANTS WOULD LIKE APPROVAL TO KEEP 8 ACRES AS LIGHT INDUSTRIAL WITH AN EXISTING COMMERCIAL BUILDING. THEN THE REMAINING ACREAGE TO BE USED FOR 5 RESIDENTIAL LOTS. §375-14. ZONING DISTRICT USES/BULK AND AREA REQUIREMENTS OF THE TOWNSHIP'S CODIFIED ORDINANCES, SUBSECTION C., STATES ANY LESSER INTENSE LAND USE MAY BE ALLOWED AS A SPECIAL EXCEPTION USE AS APPROVED BY THE ZONING HEARING BOARD.

SAMUEL R. GREGO, CHAIRMAN
ZONING HEARING BOARD
10/01/26, 10/06/26