



**PATTON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

100 PATTON PLAZA – STATE COLLEGE, PENNSYLVANIA – 16803  
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**Zoning Hearing Board**

**October 10, 2024  
Board Meeting Room  
Municipal Building  
2:00 PM**

**PLEASE NOTE:**

- **This will be a hybrid meeting - some participants will be attending through video conferencing**
- The Public is welcome to attend, but may also provide comments by email – [zoning@twp.patton.pa.us](mailto:zoning@twp.patton.pa.us) (2 business days prior to the meeting)  
Phone – 814-234-0271 (before meeting – ask for the Engineering, Planning & Zoning Department)

***Join Zoom Meeting***  
**<https://us02web.zoom.us/j/87372959000>**  
**Meeting ID: 873 7295 9000**  
**Call: 1 929 205 6099**

1) **CALL TO ORDER**

a. **Additions to the Posted Agenda**

2) **VARIANCE REQUEST – S & A HOME BUILDER, LLC – 252 BEAUMANOR ROAD**

S & A Home Builder, LLC has submitted a request for a variance from Chapter 425, Zoning §425-28.

The parcel located at 252 Beaumanor Road, Tax Parcel 18-021-,151-,000--, is a 0.17-acre parcel located within the PC – Planned Community District. The applicant wishes to request a de minimus variance for the front setback, allowing the garage setback to be reduced from 25 feet to 20 feet.

House setbacks are established by review and approval of a recorded plan for Phase 10 of The Village at Penn State. The front setback distance from the right-of-way line to the residential portion of the house is to be 20 feet, and the front setback distance to the garage is to be 25 feet. The extended distance of 25 feet for garages is to create a minimum distance of 20 feet of the open driveways for parking, without encroaching on the sidewalk. 252 Beaumanor Road is on a cul-de-sac, where the sidewalk is five feet closer to the house. The house was constructed with a garage at only 20 feet from the property line, and subsequently on 15 feet from the sidewalk. The developer proposes to relocate the sidewalk on the opposite side of the property line, creating a 20-foot parking space in the lot driveway. The de minimis request is to allow the garage setback for 252 Beaumanor Road, because this will allow all other aspects of the single-family dwelling to operate and function as intended when the original subdivision plan was approved.

Per Article IV Planned Community District, §425-28, Area bulk, open space and parking requirements for Toftrees Planned Community, there are no minimum setbacks for interior streets or internal lot lines are established herein. Such setbacks will be established by the Board of Supervisors for each subdivision or land development plan submitted pursuant to an approved master plan. This allows the designer flexibility in the placement of structures. However, a proposal using minimal setbacks must clearly establish the sufficiency of the design pattern for which the minimal setbacks are proposed.

The following items are included with the agenda:

- 1) Location Map
- 2) Zoning Variance Application
- 3) §425-28 – Article IV Planned Community District – Toftrees Planned Community
- 4) Note Sheet and Record Plan from Recorded Village at Penn State, Phase 10, Land Development Plan

4) **ADJOURN**