

**CARNEGIE BOROUGH  
ZONING HEARING BOARD**

**August 21, 2025**

**7:00 P.M.**

**I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

**II. ROLL CALL**

John Fisher  
Connie Zajicek-Wood  
Margaret Sembrat  
Christine Zofcin  
Justin McKissick

**III. REORGANIZATION**

Motion to appoint \_\_\_\_\_ as Chair.

John Fisher	Y _____	N _____
Connie Zajicek-Wood	Y _____	N _____
Margaret Sembrat	Y _____	N _____
Christine Zofcin	Y _____	N _____
Justin McKissick	Y _____	N _____

Motion to appoint \_\_\_\_\_ as Vice-Chair.

John Fisher	Y _____	N _____
Connie Zajicek-Wood	Y _____	N _____
Margaret Sembrat	Y _____	N _____
Christine Zofcin	Y _____	N _____
Justin McKissick	Y _____	N _____

**IV. PUBLIC HEARINGS:**

**Charles and Kimberly Fritchman Variance Request Hearing (height and setback variances for accessory structure)**

Charles and Kimberly Fritchman are requesting dimensional variances for property located at 514 5<sup>th</sup> Avenue, Carnegie, PA 15106, known as Parcel I.D. 102-B-378, in the R-2 Two-Family Residential Zoning District. The applicants seek a variance from § 27-303.1(a) of the Carnegie Borough Zoning Ordinance, which limits the maximum height of accessory structures to 15 feet, in order to construct a garage that will be 17.75 feet in height. Additionally, applicants seek a variance from § 27-303.2(a) and Table 27-303: Table of Area and Bulk Standards, to permit a 17-foot front yard, rather than

the required 25-foot front yard, and a variance from § 27-303.2(c)(1), to permit a garage to be located 6 feet from a side lot line, rather than the required 10 feet.

**Kent Johnson and Melissa Blackwood Variance Request Hearing (height and setback variances for accessory structure)**

Kent Johnson and Melissa Blackwood are requesting dimensional variances for property located at 843 Washington Avenue, Carnegie, PA 15106, known as Parcel I.D. 65-E-104, in the C-2 Civil/Professional Zoning District. The applicants seek a variance from § 27-303.1(a) of the Carnegie Borough Zoning Ordinance, which limits the maximum height of accessory structures to 15 feet, in order to construct a shed that will be 19 feet, 5 inches in height. Additionally, applicants seek a variance from § 27-303.2(a) and Table 27-303: Table of Area and Bulk Standards, to permit a 0-foot front yard, rather than the required 20-foot front yard, and to permit a 4-foot side yard, rather than the required 5-foot side yard.

**V. COMMENTS**

**VI. ADJOURNMENT**