

SADSBURY TOWNSHIP – CRAWFORD COUNTY
9888 State Highway 285
Conneaut Lake, PA 16316
814-382-8579

PUBLIC NOTICE

Notice is hereby given that the Sadsbury Township Zoning Hearing Board will conduct two Public Hearings on July 8, 2026 beginning at 6:30 pm at the Sadsbury Township Municipal Building, 9888 State Highway 285, Conneaut Lake, PA to hear requests for relief of the requirements of Sadsbury Township Zoning Ordinance, Article 2:

Appeal #04-26 Linda Anderson, 11482 E. First St., Conneaut Lake, PA requesting relief of side yard setback requirements for construction of an addition to existing dwelling on parcel #4403-044-F-10 in the Lake Area Residential zoning district.

Appeal #05-26 Dennis & Deborah Taxacher, 11091 Edgeview Ave Ext., Conneaut Lake, PA requesting relief of side yard setback requirements for construction of an addition to existing dwelling on parcel #4403-052-23 in the Lake Area Residential zoning district.

Interested persons may appear and be heard at the time and place set forth above. All documents pertaining to these requests are available for inspection at the Sadsbury Township Municipal Building, Monday – Friday, 9:00 am to 4:00 pm.

Joe Chriest
Zoning Officer

Legal Notice to be published in The Meadville Tribune on 6/24 & 7/1/26.
Any questions, contact the township office at 814-382-8579.

SADSBURY TOWNSHIP – CRAWFORD COUNTY

Application for Zoning Hearing Board Appeal

Date Filed 6-17-26

Appeal No. ZHB-04-26

Name Linda K Anderson & Sandra J. Butcher

Mailing Address P.O. Box 88 Conneaut Lake, PA 16316

440-479-9258

(Home phone #)

(Work #)

(Cell #)

Requests that a determination be made by the Zoning Hearing Board on the following appeal, which was denied by the Zoning Officer on 6-11-26, for the reason that it was a matter which in the opinion of the Zoning Officer should properly come before the Board based on Article 2, Section 203, Subsection _____, or Table 203B of the Sadsbury Twp. Zoning Ordinance.

Reason for appeal: _____ Interpretation of the Sadsbury Twp. Zoning Ordinance or Zoning Map
_____ Special exception to the Zoning Ordinance on which the Zoning Hearing Board is required to rule on.
☒ Variance relating to _____ Area, _____ Height, _____ Use, ☒ Yard
(if Yard, check all that apply: _____ front, ☒ side, _____ rear),
_____ Other, explain: _____

REQUIRED INFORMATION:

Location of property subject to this appeal: 11482 E 1st Street Conneaut Lake.

Assessment Number of Property: 4403-044-F-10 Lot Size 0.158 Acres

Zoning District: Lake Area Residential

Has any appeal been filed in connection with this property prior to this? _____ Yes, ☒ No

What is the applicant's interest in the property in this appeal?

☒ Owner _____ Contractor _____ Agent _____ Lessee, _____ Legal Counsel for Owner

If granted, what is the approximate cost of the work involved? \$ _____

Present Use of Land Seasonal Residential Proposed Use of Land Seasonal Residential

What improvement is being proposed for this property? _____

Additon to existing cottage

State the hardship that the present Zoning Ordinance imposes on you in respect to this appeal: _____

The Lot of record was created pre-ordinance, therefore the dwelling was built upon said Lot with NO setback requirements. A proposed addition off the back of the existing dwelling of 20' x 16' is being proposed to improve the dwelling for seasonal residential living. The only proper way to achieve this would be to encroach onto the north side setback line. Per Article 4, Section 405 A-4, any additions to an existing dwelling may have an alternative side yard setback of 8 feet. The new addition would need a minimum side set back of 4.49' on the northeast corner. Per Article 4, Section 405 B, the Zoning Hearing Board can reduce the alternate side yard setback of 8.00' 50% to 4.00'. 5'

DATES:

Applications must be submitted by the 20th of the month to schedule a hearing date for the following month. ZHB conducts hearings on the 2nd Wednesday of each month, as needed.

REQUIRED INFORMATION TO SUBMIT WITH APPLICATION:

Submit to the Township Office or Zoning Officer four (4) copies of the survey of property showing the existing property lines and buildings and also the proposed improvements. The survey must also show dimensions perpendicular from existing and proposed construction to the property lines: front yard, rear yard and both side yards. Failure to file all documents will result in the appeal request being returned and a delay in the hearing date.

FEE FOR APPLICATION:

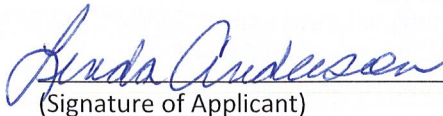
Application fee for an appeal to the Zoning Hearing Board is **\$400.00**, nonrefundable. All fees shall be paid by check, made payable to "Sadsbury Township". The fee shall be attached to the application upon its filing. In signing this application, the applicant also agrees to share equally with the Township the cost of the appearance of a stenographer, and pay in full all other fees as permitted in Section 908 (7) of the PA Municipalities Planning Code as amended, within 30 days of the receipt of an invoice from Sadsbury Township. The cost of the stenographer is in addition to the appeal fee. This will be billed to the applicant after the hearing. If the appeal is continued, the applicant will be charged any actual expense incurred by the Township, as permitted per the PA Municipalities Planning Code, that exceeds these fees.

LEGAL NOTICE & POSTING OF PROPERTY:

A Legal Notice will be advertised in the Meadville Tribune once a week for two consecutive weeks prior to the hearing. Sadsbury Township will post a Notice of Appeal on the subject property visible from the street.

SIGNATURE:

I hereby certify that all of the above statements and the statements contained in any and all papers or plans submitted for this requested appeal are true to the best of my knowledge and belief. I also agree to the conditions set forth by the Zoning Hearing Board as contained in this application form and understand that failure to provide the required information or documents could result in delay in the hearing, or denial, of the requested appeal.


(Signature of Applicant)

For Office Use Only:

Fee: \$400.00 Check #: 2270 Cash: _____

Date: 6-17-26 Date: _____

Date of Hearing: 7-8-26 ☒ Board Notified ☒ Applicant Notified ☒ Court Reporter Notified

For Zoning Hearing Board Use Only:

Decision: ☐ Appeal Granted Date _____

☐ Appeal Denied Date _____

Signed: _____

Chairman, Zoning Hearing Board

1) Parent tract is that real property in Sadsbury Township conveyed to Linda K. Anderson & Sandra J. Butcher by Deed dated June 6, 2023 recorded in Crawford County Office of Register & Records as Instrument #202306614 and being further identified as Crawford County Assessment No.4403-044-F-10.

Linda K. Anderson & Sandra J. Butcher
P.O. Box 88
Conneaut Lake, Pa 16316

3) Zoned: R-1 Lake Area Residential:
Minimum Lot Size: 10,000 Sq.Ft.
Minimum Lot Width: 75'
Front Yard - 25 feet from road
right-of-way
Side Yard Interior - 10 feet
(see note 5)
Rear Yard - 25 feet

LEGEND:

-  - SET IRON PIN
 - EXISTING IRON PIN
 R/W - RIGHT OF WAY
 - CENTERLINE
 - BUILDING SETBACK LINE
 - PROPOSED ADDITION

SURVEYOR'S CERTIFICATION

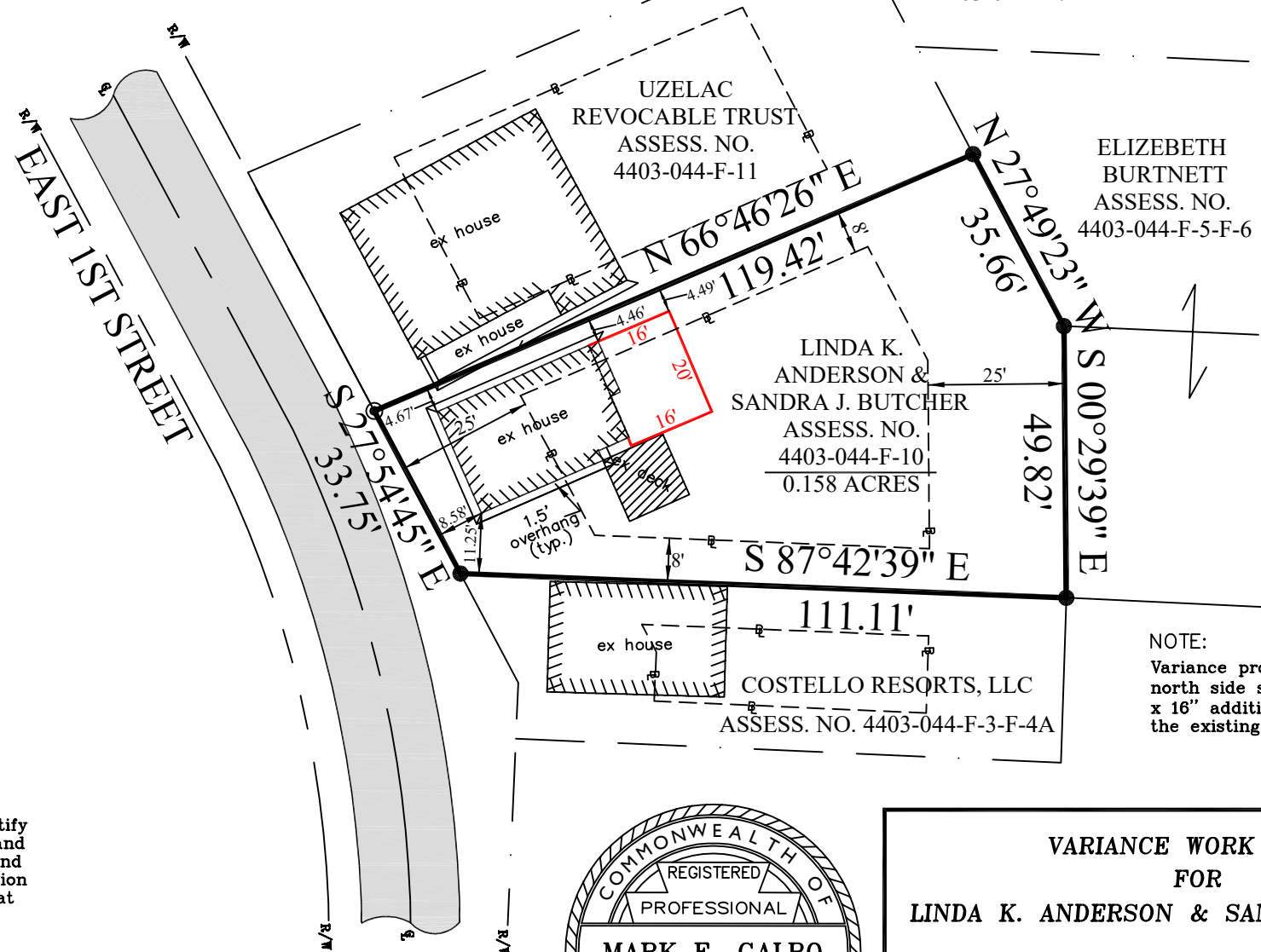
I, the undersigned Professional Land Surveyor, hereby certify exclusively for LINDA ANDERSON that this plat is a true and accurate representation of a survey made upon the ground by Allegheny Professional Services, LLC under my supervision in May 2026; that all monuments actually exist, and that their location and material are accurately shown.

MARK E. GALBO, P.L.S.
Pa. Reg. No. SU-049361-E

NOTE: This certification is invalid unless this copy bears the surveyor's embossed seal and is signed in red ink.



GRAPHICAL SCALE: 1" = 30'



KATHLEEN P
CHRENKER ETAL
ASSESS. NO.
4403-044-F-7

ELIZABETH
BURTNETT
ASSESS. NO.
4403-044-F-5-F-6

LINDA K.
ANDERSON &
SANDRA J. BUTCHER
ASSESS. NO.
4403-044-F-10
0.158 ACRES

1 COSTELLO RESORTS, LLC
2 3 4 5 6 7 8 9 10
ASSESS. NO. 4403-044-F-3-F-4A

Variance proposal is for the north side setback line for a 20' x 16" addition off of the back of the existing dwelling.



VARIANCE WORK SHEET

FOR

LINDA K. ANDERSON & SANDRA J. BUTCHER

SADSBURY TOWNSHIP ~ CRAWFORD COUNTY, PENNSYLVANIA

ALLEGHENY PROFESSIONAL SERVICES, LLC

24378 GRAVEL RUN ROAD, CAMBRIDGE SPRINGS, PENNSYLVANIA

DRAWN BY **DLS**
Copyright © 2026
Allegheny Professional Services, LLC

CHK'D	MEG
APPV'D	MEG

SCALE	1"=30'
DATE	JUNE 19, 2026

DRAWING NO.
1 OF 2

SADSBURY TOWNSHIP – CRAWFORD COUNTY

Application for Zoning Hearing Board Appeal

Date Filed 6-18-26

Appeal No. ZHB-05-26

Name Dennis Taxacher + Deborah

Mailing Address P.O. Box 562, Conneaut Lake PA 16316

(Home phone #) _____ (Work #) _____ (Cell #) 814-282-0104

Requests that a determination be made by the Zoning Hearing Board on the following appeal, which was denied by the Zoning Officer on 6-18-26, for the reason that it was a matter which in the opinion of the Zoning Officer should properly come before the Board based on Article _____, Section _____, Subsection _____, or Table _____ of the Sadsbury Twp. Zoning Ordinance.

Reason for appeal: _____ Interpretation of the Sadsbury Twp. Zoning Ordinance or Zoning Map
_____ Special exception to the Zoning Ordinance on which the Zoning Hearing Board is required to rule on.
☒ Variance relating to _____ Area, _____ Height, _____ Use, ☒ Yard
(if Yard, check all that apply: _____ front, ☒ side, _____ rear),
_____ Other, explain: _____

REQUIRED INFORMATION:

Location of property subject to this appeal: 11091 Edgview Ave

Assessment Number of Property: 4403-052-23 Lot Size _____

Zoning District: R-1 Lake Area Residential

Has any appeal been filed in connection with this property prior to this? ☒ Yes, _____ No 8/16/18 detached garage

What is the applicant's interest in the property in this appeal?

☒ Owner _____ Contractor _____ Agent _____ Lessee, _____ Legal Counsel for Owner

If granted, what is the approximate cost of the work involved? \$ _____

Present Use of Land residential Proposed Use of Land residential

What improvement is being proposed for this property? _____

Addition to dwelling

State the hardship that the present Zoning Ordinance imposes on you in respect to this appeal: _____

Removing old garage + constructing addition on same footprint
Old garage built prior to zoning regulations + does not
meet setback requirements.

DATES:

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REQUIRED INFORMATION TO SUBMIT WITH APPLICATION:

Submit to the Township Office or Zoning Officer four (4) copies of the survey of property showing the existing property lines and buildings and also the proposed improvements. The survey must also show dimensions perpendicular from existing and proposed construction to the property lines: front yard, rear yard and both side yards. Failure to file all documents will result in the appeal request being returned and a delay in the hearing date.

FEE FOR APPLICATION:

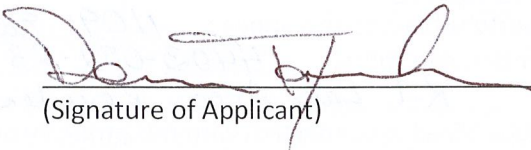
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SIGNATURE:

I hereby certify that all of the above statements and the statements contained in any and all papers or plans submitted for this requested appeal are true to the best of my knowledge and belief. I also agree to the conditions set forth by the Zoning Hearing Board as contained in this application form and understand that failure to provide the required information or documents could result in delay in the hearing, or denial, of the requested appeal.


(Signature of Applicant)

For Office Use Only:

Fee: \$400.00 Check #: 6886 Cash: _____
Date: 6-18-26 Date: _____

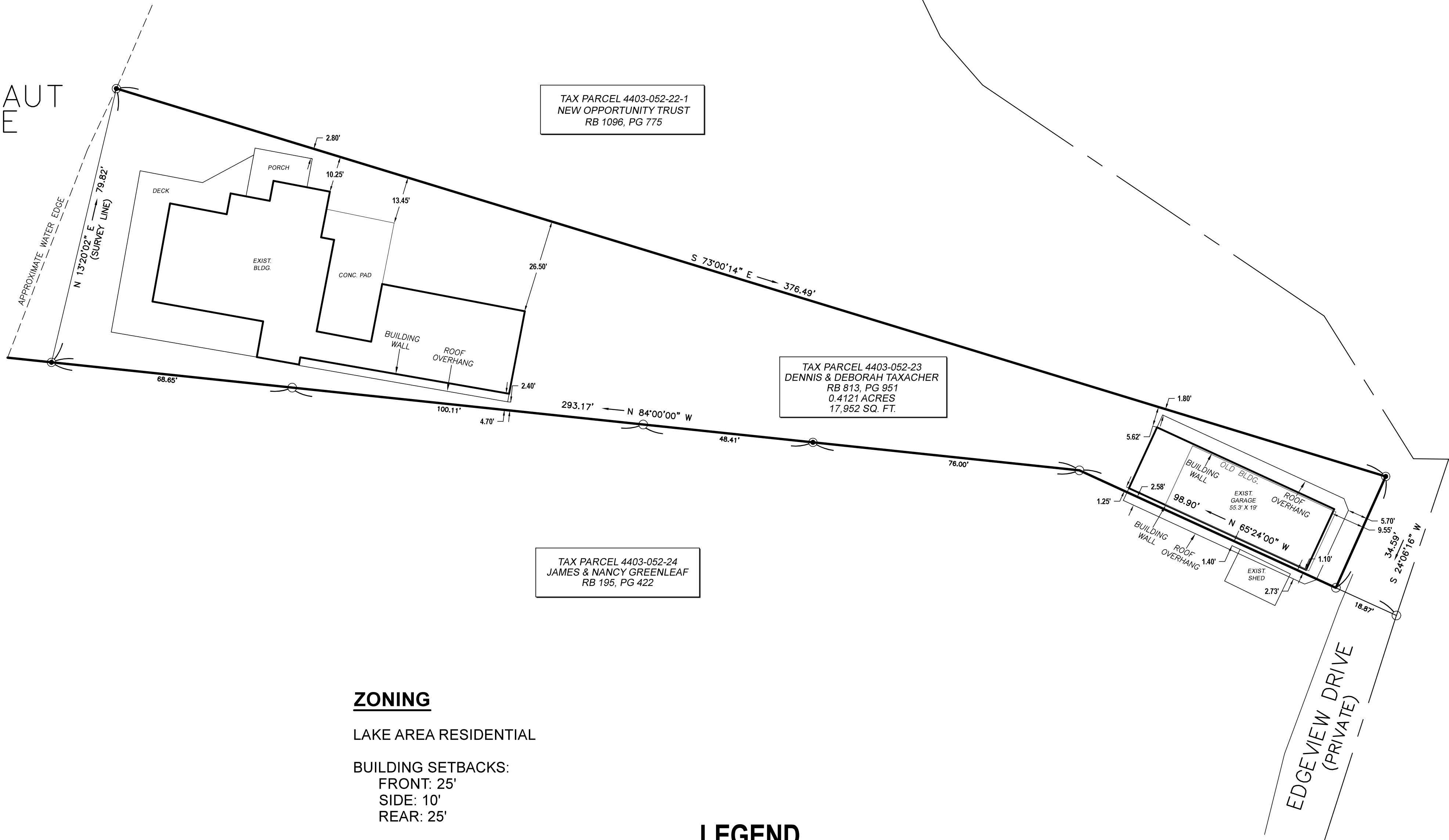
Date of Hearing: 7-8-26 ☒ Board Notified ☒ Applicant Notified ☒ Court Reporter Notified

For Zoning Hearing Board Use Only:

Decision: ☐ Appeal Granted Date _____
 ☐ Appeal Denied Date _____

Signed: _____
Chairman, Zoning Hearing Board

CONNEAUT
LAKE



ZONING

LAKE AREA RESIDENTIAL

BUILDING SETBACKS:
FRONT: 25'
SIDE: 10'
REAR: 25'

LOT MINIMUMS:
WIDTH: 75'
AREA: 10,000 SQ. FT.

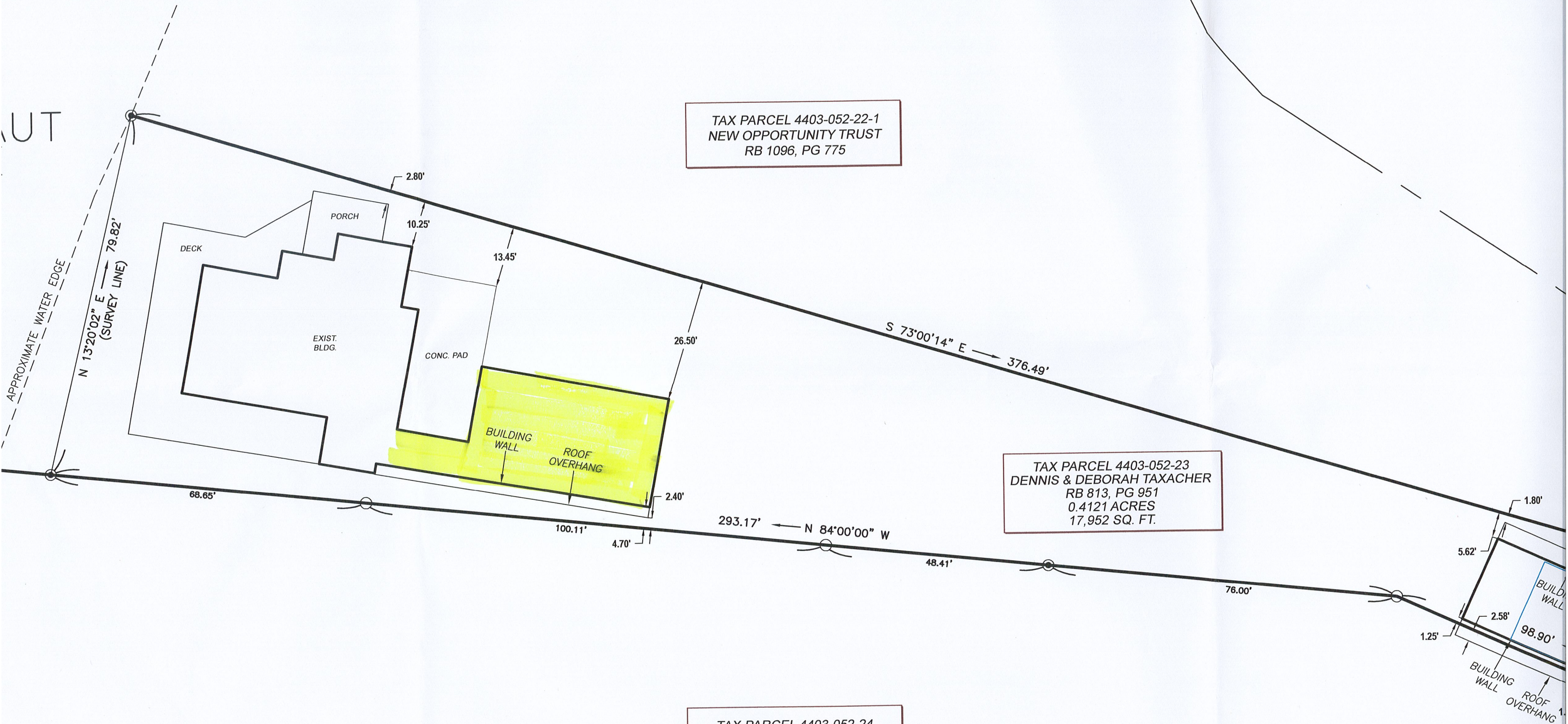
LEGEND

- IRON PIN FOUND
- IRON PIPE FOUND



	11091 EDGEVIEW DRIVE SADSBURY TOWNSHIP CRAWFORD COUNTY, PA				VARIANCE SURVEY FOR TAXACHER		FIGURE 1
DRAWN	JTS	DATE	4-18-18	APPROVED	RMC	SCALE 1" = 20'	PROJECT NO. 18034

OUT



TAX PARCEL 4403-052-22-1
NEW OPPORTUNITY TRUST
RB 1096, PG 775

TAX PARCEL 4403-052-23
DENNIS & DEBORAH TAXACHER
RB 813, PG 951
0.4121 ACRES
17,952 SQ. FT.

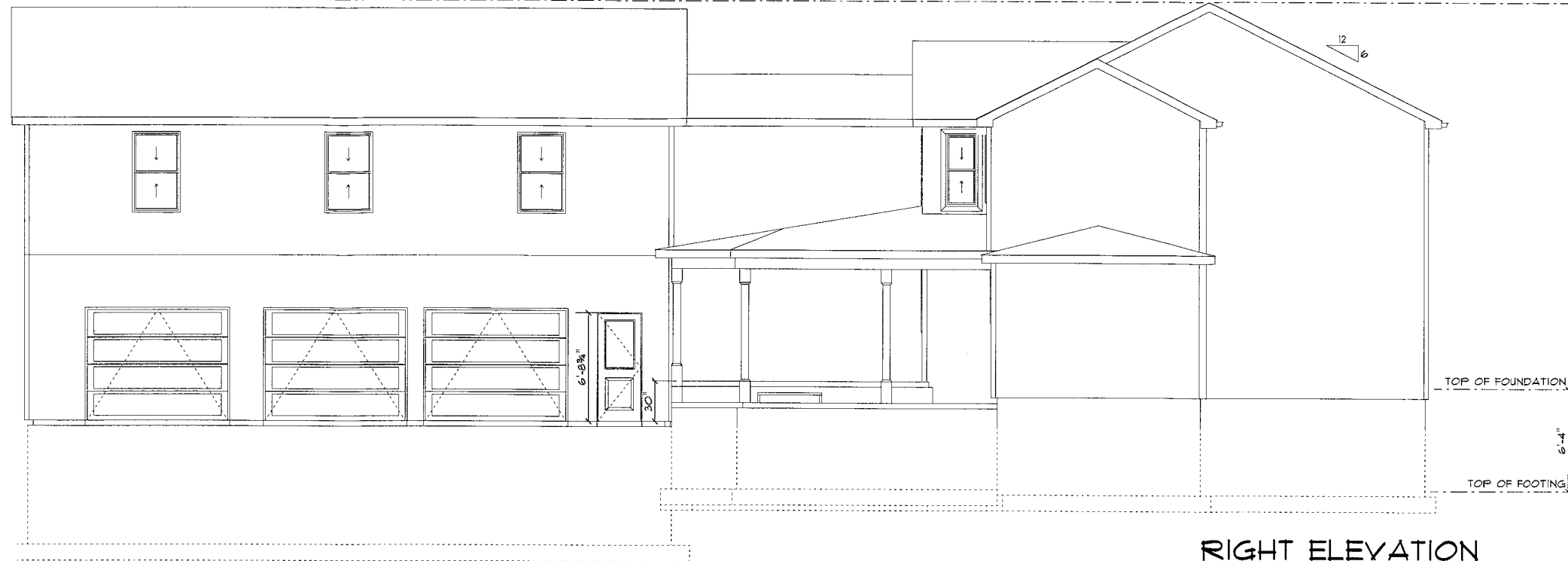
TAX PARCEL 4403-052-24
JAMES & NANCY GREENLEAF
RB 195, PG 422

ZONING

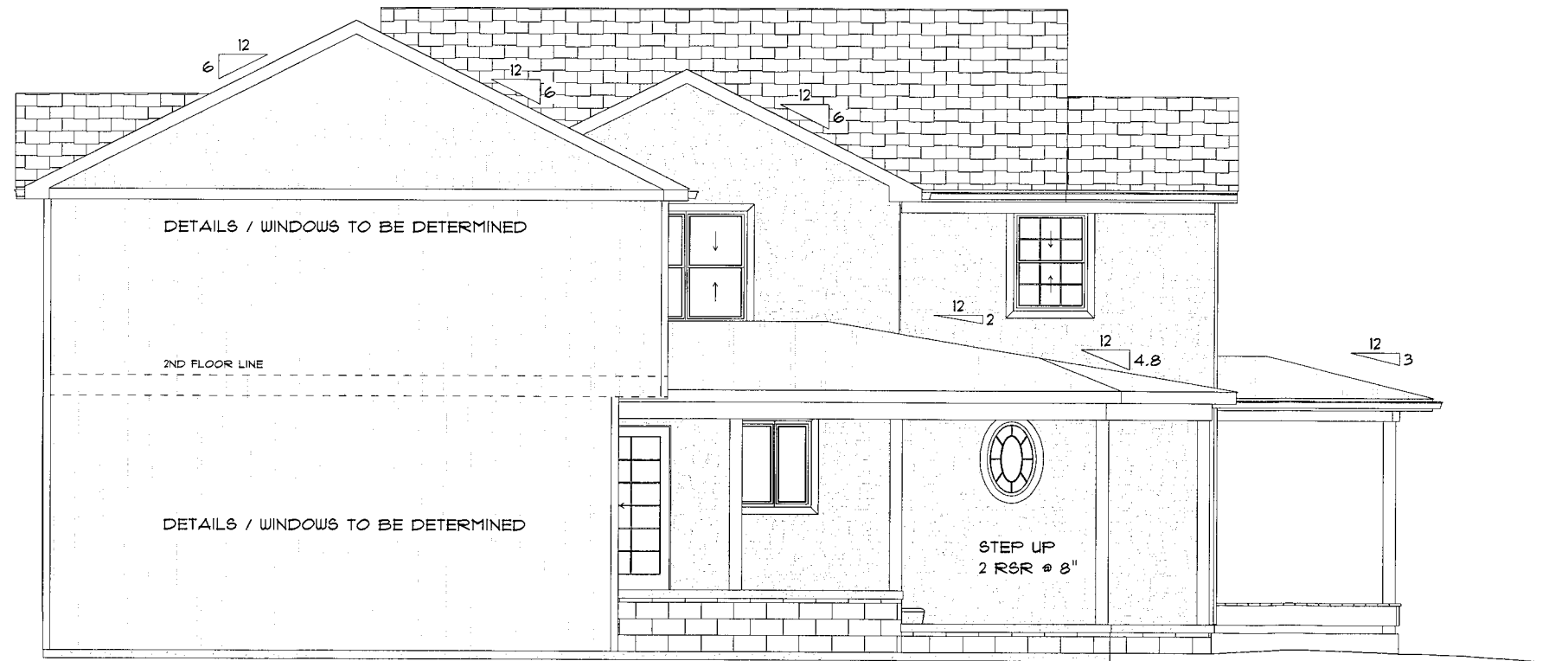
LAKE AREA RESIDENTIAL

TOP OF ROOF

TOP OF ROOF

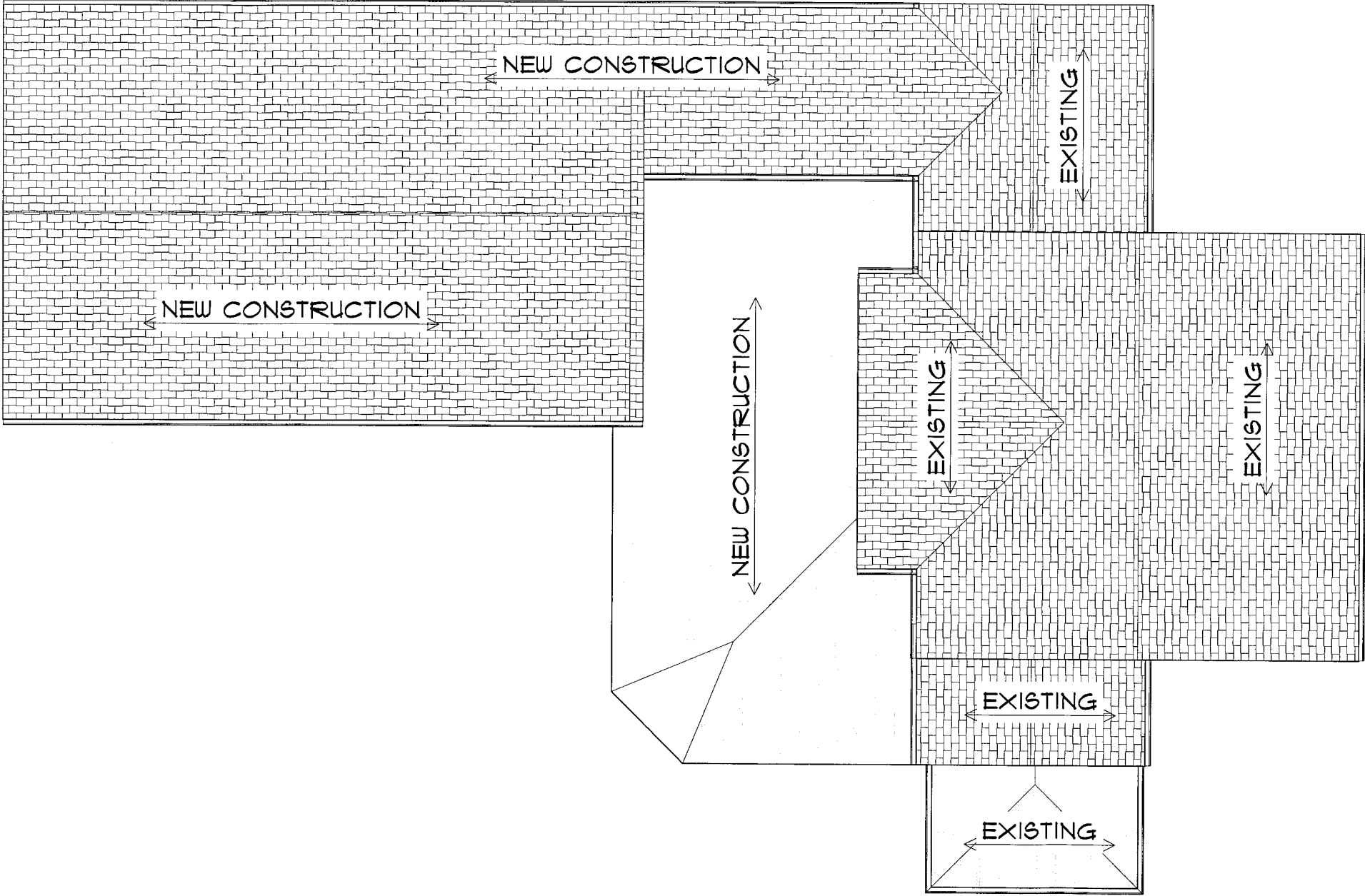


RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

DENIS TAXACHER						272 CHESTNUT STREET PHONE: 814-763-9663 MEADVILLE PA 16335		SCALE: As Noted DRAWN BY: DAVID LEVETO DATE: 5/14/2026		SECTION LETTER A PAGE NUMBERS 11		PAGE: 1/5 ELEVATIONS	
PHONE:						814-795-1988							
MOBILE:						info@builderssupport.com							



TOP ELEVATION
SCALE: 3/16" = 1'-0"

DENIS TAXACHER

PHONE:

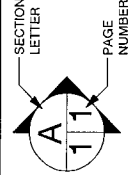
MOBILE:

272 CHESTNUT STREET PHONE: 814-763-9663
MEADVILLE
PA 16335
814-795-1988
info@builderssupport.com

SCALE: 3/16" = 1'-0"

DRAWN BY: DAVID LEVETO

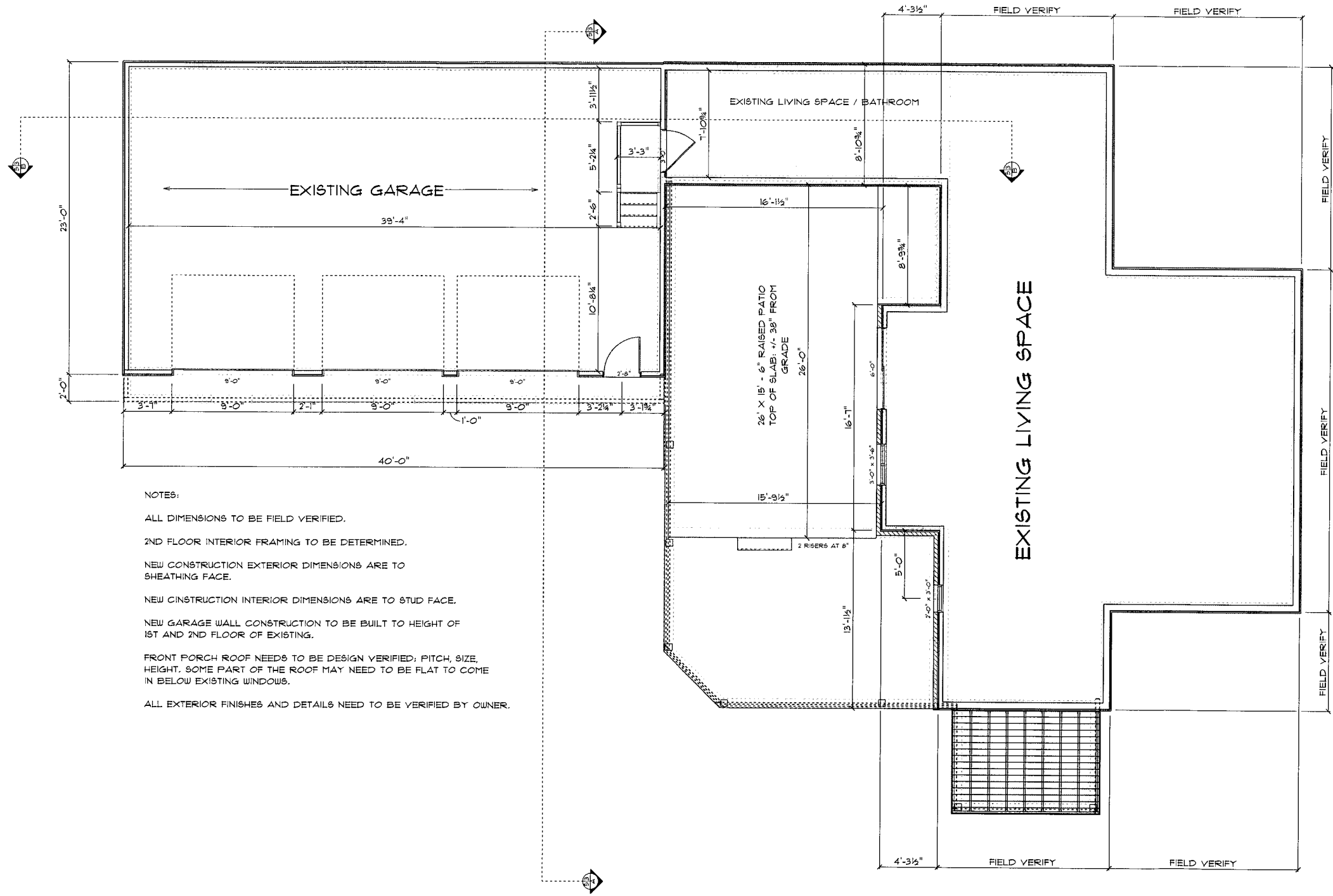
DATE: 5/14/2026



PAGE:

2/5

ELEVATIONS 2



NOTES:

ALL DIMENSIONS TO BE FIELD VERIFIED.

2ND FLOOR INTERIOR FRAMING TO BE DETERMINED.

NEW CONSTRUCTION EXTERIOR DIMENSIONS ARE TO SHEATHING FACE.

NEW CONSTRUCTION INTERIOR DIMENSIONS ARE TO STUD FACE.

NEW GARAGE WALL CONSTRUCTION TO BE BUILT TO HEIGHT OF 1ST AND 2ND FLOOR OF EXISTING.

FRONT PORCH ROOF NEEDS TO BE DESIGN VERIFIED: PITCH, SIZE, HEIGHT. SOME PART OF THE ROOF MAY NEED TO BE FLAT TO COME IN BELOW EXISTING WINDOWS.

ALL EXTERIOR FINISHES AND DETAILS NEED TO BE VERIFIED BY OWNER.

DENIS TAXACHER

PHONE:
MOBILE:

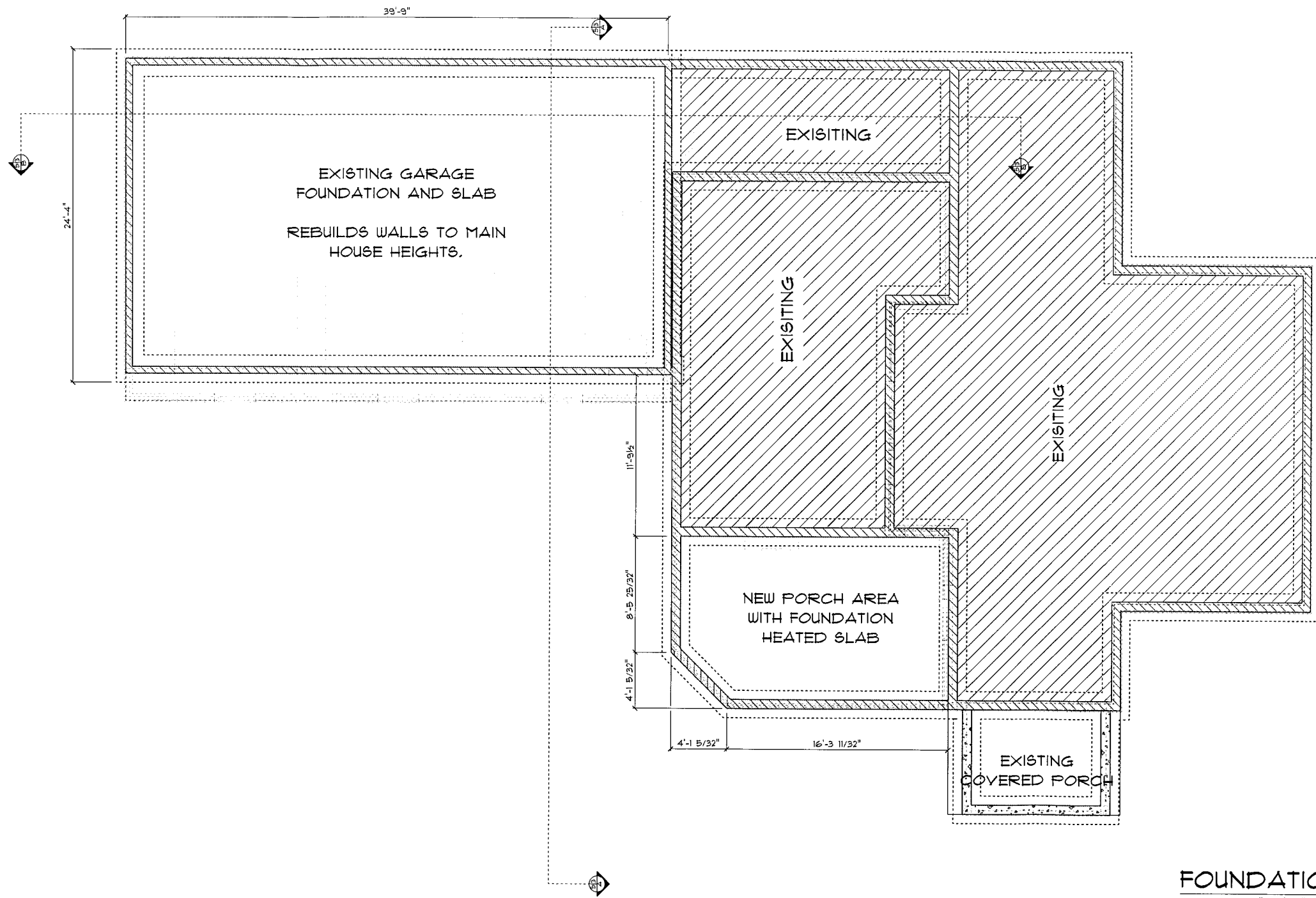
272 CHESTNUT STREET PHONE: 814-763-9663
MEADVILLE
PA
16335

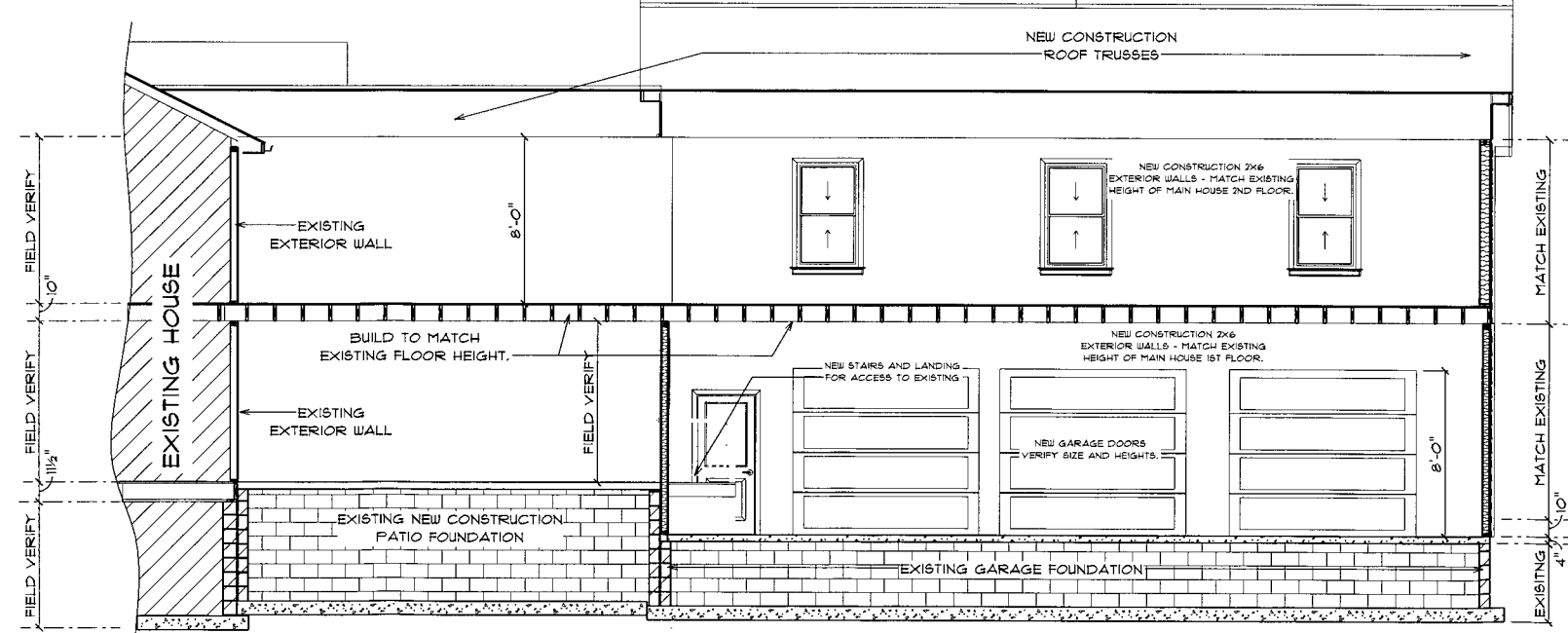
info@builderssupport.com

SCALE: 3/16" = 1'-0"
DRAWN BY: DAVID LEVETO
DATE: 5/14/2026

SECTION
LETTER
A
PAGE
NUMBERS
1/1

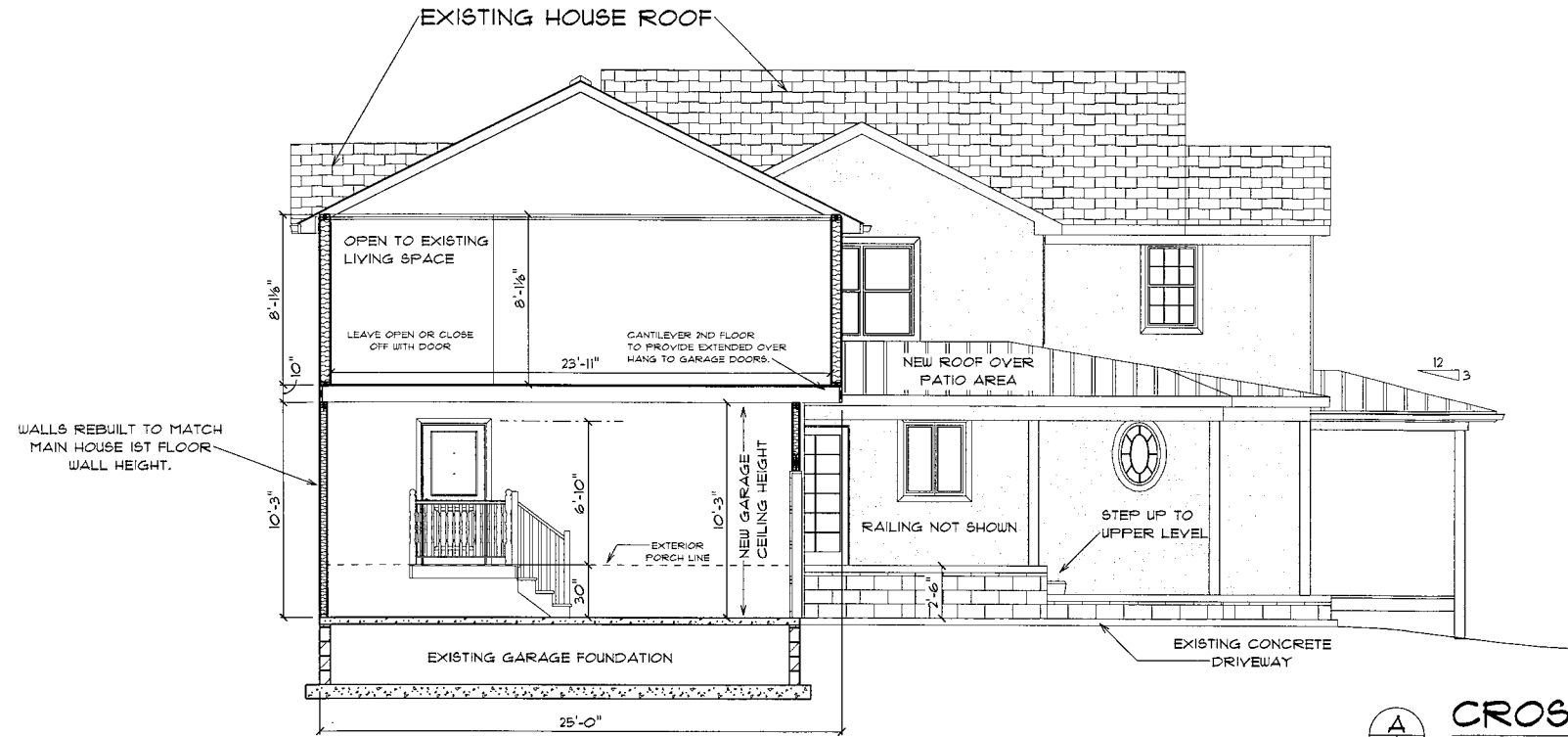
PAGE:
3/5
MAIN FLOOR PLAN





B
3/5

CROSS SECTION B
SCALE: 3/16" = 1'-0"



A
3/5

CROSS SECTION A
SCALE: 3/16" = 1'-0"

DENIS TAXACHER

PHONE:
MOBILE:

272 CHESTNUT STREET PHONE: 814-763-9663
MEADVILLE
PA
16335
814-795-1988
info@builderssupport.com

SCALE: 3/16" = 1'-0"
DRAWN BY: DAVID LEVETO
DATE: 5/14/2026

SECTION
LETTER
A
PAGE
NUMBERS
11

PAGE:
5/5
SECTIONS