



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

100 PATTON PLAZA – STATE COLLEGE, PENNSYLVANIA – 16803
PHONE: 814/234-0271 — FAX: 814/238-7790
EMAIL: zoning@twp.patton.pa.us — WEB SITE: <http://twp.patton.pa.us>

Zoning Hearing Board

**April 30, 2026
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 (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/82963583474>
Meeting ID: 829 6358 3474
Call: 1 929 205 6099

1) CALL TO ORDER

The Township Zoning Officer will call the meeting to order to conduct the organization meeting for 2026 and election of officers. **The Chair will then lead the remainder of the meeting.**

a. Additions to the Posted Agenda

2) VARIANCE REQUEST - MICHAEL KRAKER – 5168 WEST BUFFALO RUN ROAD

Mr. Michael Kraker has submitted a request for a variance from Chapter 425, Zoning, Article V Conservation Districts, §425-31 - A-1 Rural District, Area and bulk regulations.

The parcel located at 5168 West Buffalo Run Road, Tax Parcel 18-001A,014-,0000-, is a 0.46-acre parcel. The parcel is within the A-1 Rural District. The applicant would like to remove the current front step/porch and build a larger porch the full width of the dwelling and place a roof over the porch. Upon review of Centre County WEBIA, in 1994, there was a roof over an existing porch. It is unknown to the Township when that roof structure was removed.

Per §425-31C, Table 1, Area and Bulk Regulations, the front yard setback within the A-1 District is 30'. This distance is measured from the edge of the right-of-way. The right-of-way on SR 550 is 50'; 25' measured from the centerline.

On March 24, 2026, Patton Township contacted PennDOT regarding the variance request to see if there were any concerns regarding the potential extension of the porch closer to SR 550. On March 25, 2026, PennDOT confirmed the right-of-way of SR 550 and if any excavation occurring within the right-of-way, an HOP would be needed. On March 31, 2026, Township staff visited the property to take measurements. A measurement was taken to mark the edge of the 25' right-of-way from the centerline. A second measurement was taken from that line to the string line provided by the resident and the proposed extension of the porch is 12 ½' from the edge of the right-of-way.

Per Patton Township's definition of a structure §425-6. **Definitions; interpretations of regulations:**

STRUCTURE

Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land. Excluded from the definition of a structure are fences, storage sheds, any deck that is less than 18 inches above ground level, stairwells to basements, chimneys, heat pumps, air conditioning units, roof overhangs less than 18 inches from the wall of a structure, tree houses up to 75 square feet in area and pet houses up to 75 square feet in area. Excluded from this definition are gazebos under 150 square feet in area and under 12 feet in height, light poles, utility poles, retaining walls, decorative walls and awnings.

As there is an existing front step/porch that is currently within the setbacks, the step is measured less than 18" at grade, therefore would not be classified as a structure. The construction of a new porch with a roof would be a structure and per Patton Township regulations, no portion of a structure shall be placed within the setbacks.

The following items are included with the agenda:

- 1) Location Map
- 2) Photographs
- 3) PennDOT Correspondence
- 4) Zoning Variance Application
- 5) §425-31 – A-1 Rural District Regulations

4) ADJOURN