

January 27, 2016

Zoning Case: Z01-16

**Paul Petrovich**  
**4668 Bakerstown Culmerville Rd.**  
**Gibsonia, PA 15044**

**Attendees:** Joseph Gizienski, Neil Tristani, and Jim Smullen

**Absent Member(s):** Sean Parkinson, Daniel Livingston

**Other Attendees:** William Payne, Code Enforcement Officer  
Anne Sweeney, Solicitor (substitute for Bonnie Brimmeier)

**Variance:** From requirements of: Section 5.5.1 of Ordinance No. 394

Property is zoned R-2 (Semi-Suburban Residential District - Low/Medium Density)

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Meeting was called to order by Mr. Tristani.

Mr. Payne read a letter from Mr. Gary Piper stating his resignation from the Zoning Hearing Board effective immediately.

Case Z01-16: Mr. Paul Petrovich requesting a 25 foot front yard setback variance to construct a 30 ft. x 48 ft. garage at his residence 4668 Bakerstown Culmerville Road. Property is zoned R-2 (Semi-Suburban Residential – Low/Medium Density). Variance would create a 10 foot setback in the front yard. Per Section 5.5.1 of the Zoning Ordinance, the required front setback in this zone is a 35 foot building line. Mr. Payne stated that he verified the sight line for the neighbors, and concluded that the line of sight is acceptable. Also, no runoff will occur on road as Mr. Petrovich has an existing 4” drain pipe installed and draining to a dry sump.

No neighbors spoke for or against variance.

1<sup>st</sup> motion by Mr. Smullin and 2<sup>nd</sup> motion by Mr. Tristani to **GRANT** front yard variance of 25 feet to construct a garage at 4668 Bakerstown Culmerville Road.

Voting was: YES – Mr. Smullin/Mr. Tristani NO: Mr. Gizienski

**Other Business:**

A reorganization meeting was scheduled to immediately follow Case Z01-16. The reorganization segment was unanimously voted to be postponed due to the fact that only three members were present. Reorganization will take place once the Board of Supervisors appoints a member to replace Mr. Piper and absent members are in attendance.