

January 19, 2017

Zoning Case: Z02-17

**Thomas & Leah Ogline**  
**4536 Bakerstown Culmerville Road**  
**Gibsonia, PA 15044**

**Attendees:** Joseph Gizienski, Sean Parkinson, Scott Woloszyk, and Jim Smullen

**Absent Member(s):** George Hollibaugh and Neil Tristani

**Other Attendees:** William Payne, Code Enforcement Officer  
Richard Sandow, Solicitor

Variance: From requirements of Ordinance No. 394: Article V, Section 5.5.1

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

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**Case Z02-17:** Property owners seeking a side yard variance for property located at 4536 Bakerstown Culmerville Road. Seeking a 7 foot/10 inch side yard variance to construct a garage. Denied under Ordinance #394, Article V, Section 5.5.1 which states the minimum side yard shall be 15 feet. Variance would create a 7 foot/2 inch side yard.

Mr. Payne stated that the new garage would be constructed in the same location as the existing driveway. Garage would not cause any hazardous or unsafe condition as the existing driveway has adequate site line.

Mr. Richard Hollibaugh, representing property owners and architect for the project, commented that the existing garage is difficult to navigate because it is directly under the side of the house. Owners would like to add an addition to the side of the house where the garage is attached if they are able to obtain the setback for the side yard to build the garage.

Mr. Sandow, Solicitor, asked for more clarification on the hardship this side yard variance would alleviate. Mr. Hollibaugh responded that the main driveway sits above the entrance to the existing garage and allows rain to travel down the 3 to 1 slope causing the basement to flood. To alleviate this problem, the homeowners would like to construct an addition to encompass the down slope of the garage entrance by placing an addition in its place.

No neighbors were present in favor or against the variance.

The Solicitor recommended approval of the side yard variance if the board felt that the hardship was valid and it did not create a safety concern.

Voting was unanimous to **GRANT** the side yard variance.