

May 18, 2017

Zoning Case: Z05-17

John & Susan Ippolito
1628 Middle Rd. Ext.
Gibsonia, PA 15044

Attendees: Neil Tristani, Joseph Gizienski, George Hollibaugh, Scott Woloszyk, and James Smullen

Absent Member(s): Sean Parkinson

Other Attendees: William Payne, Code Enforcement Officer
Patrick Cassetti, Solicitor

Variance: From requirements of Ordinance No. 394: Article V, Section 5.5.3

Property is zoned SU (Special Use)

Case Z05-17: Represented by Mr. Thomas Taylor, Hampton Tech, and Mr. John Ippolito, owner.

Seeking a 25-foot rear yard variance to construct a warehouse with office in front at 1628 Middle Rd. Ext. Was stated that property, when acquired, was zoned Industrial which required a 25 foot set back. Mr. Ippolito's other buildings are situated on the 25 foot set back. Through the years, the property was reclassified as Special Use with the requirement of a 50 foot set back. The proposed lot is located in a flood zone and requires the floor elevation of the proposed building to be 935 feet. In order to accomplish this requirement, the building needs to be constructed on the lot close to the 935 feet elevation which is in the northeastern corner of the lot. The storm water pond has already been expanded and Mr. Taylor explained that not much fill will need to be imported for the project.

If variance would be denied, the project would not move forward. Building cannot be placed anywhere else as it would impact the stream and DEP would not approve.

No one in attendance spoke for or against the project.

First motion by Mr. Gizienski and second motion by Mr. Smullen to **GRANT** the rear yard 25-foot variance. Voting was unanimous with Mr. Tristani abstaining.