

June 15, 2017

Zoning Case: Z07-17

**Deer Creek Self Storage
Michael Coco
9 Commerce Dr.
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 Z07-17: Represented by Mr. Michael Coco, owner.

Seeking a 30-foot side yard variance to construct a smaller self-storage building measuring 15 feet wide x 240 feet long. Mr. Coco explained that there would be enough room for emergency vehicles to maneuver as new building will sit approximately 25 feet from other buildings with a 35 foot setback. Property measures 14 acres but approximately 3 acres are considered wetlands. Smaller units are needed for his business and will eventually be installing bigger units in the back that measure 40 feet wide. Smaller individual units are typically 5 feet x 15 feet (comparable to a small closet).

No public comment for or against project.

First motion by Mr. Gizienski and second motion by Mr. Smullen to **GRANT** the 30-foot side yard variance to construct a small self-storage unit measuring 15 feet x 240 feet.

Voting Yes: Mr. Woloszyk, Mr. Hollibaugh, Mr. Tristani and Mr. Smullen.

Voting No: Mr. Gizienski