

September 17, 2020

Zoning Case: Z03-20

**Jennifer Adams
141 Pintail Road
Gibsonia, PA 15044**

Attendees: Sean Parkinson, Scott Woloszyk, Neil Tristani, James Smullin, Joe Gizienski

Absent Member(s): George Hollibaugh

Other Attendees: William Payne, Code Enforcement Officer
Branden Fulciniti, Solicitor
Dorothy Moyta, Zoning & Planning Administrator
veronica Trettel, Court Reporter

Variance: Use variance from Ordinance No. 394: Article V, Section 5.4, Chart B
Property is zoned R-3 (Suburban Residential) and is in the subdivision of Grouse Run.

Case Z03-20: *Represented by Jennifer Adams*

A zoning variance application was submitted for a side yard variance at 141 Pintail Road, Gibsonia, PA 15044. The property is zoned R-3 (Suburban Residential). The request was previously denied under Zoning Ordinance #394, Section 5.4, Chart B.

Ms. Adams presented a package to include a Zoning Hearing Board Application, and a survey with a side yard overlay showing how far the addition would encroach into the setback. The addition is to accommodate the needs of a 10 year old handicapped son. The addition will provide for accessibility and an elevator will be installed. The addition is on the driveway side of the property. JCCG's Memorandum of September 15, 2020 is attached to this zoning case.

Branden Fulciniti noted that this location for the side yard variance would make the most sense and be the least restrictive for the family.

Bill Payne noted that there are no neighbors present that oppose the addition. As well, the family will engage an architect and get a building permit.

Public comments: No positive or negative comments from public.

The Zoning Hearing Board **GRANTED** the zoning Variance for Ms. Adams

Voting was unanimous.

Any aggrieved parties have 30 days to file an appeal with the court of common pleas.

Zoning Hearing Board
Z03-20
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