

March 18, 2021

Zoning Case: Z01-21

Eddy Eckenrode
Spruce St.; Parcel #1668-S-271
Gibsonia, PA 15044

Attendees: Sean Parkinson, George Hollibaugh, Neil Tristani, James Smullin, Joe Gizienski.

Absent Member(s): None

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

Variance: Zoning use variance from Ordinance No. 394: Use Chart

Property is zoned I (Industrial)

Case Z01-21: *Represented by Eddy Eckenrode*

A zoning variance application was submitted for a zoning use variance at Spruce Street – Parcel # 1668-S-271. Gibsonia, PA 15044. The lot size is 2.8 acres. The property is zoned Industrial, I. Spruce St. has houses dating back to the coal mine era. The request was previously denied under Zoning Ordinance #394, Use Chart. Mr. Eckenrode is the owner wants to have a use variance for a single family home so that he can build a residence at the rear of the property.

Mr. Eckenrode presented a package to include a Zoning Hearing Board Application. JCCG's Memorandum of March 18, 2021 is attached to this zoning case.

Zoning Board members posed the following questions:

1. Would the Industrial zoned property abutting parcel present any noise issues ? No
2. Would you subdivide in the future ? Yes, using the 300' in the front for single family residences with 100' wide lots.

Mr. Fulciniti posed the following questions to the applicant regarding this variance:

1. Would it be an undue hardship to develop this as an industrial site? Yes, it's not on a state road and it would be difficult to bring trucks in.
2. Would it be a financial hardship to develop this as an industrial site? Yes
3. When this lot was purchased was it zoned I-Industrial ? Yes
4. Is it correct that nothing has been done with this lot since it was purchased ? Yes
5. Will you abide by all R-3 Residential zoning ? Yes

Public comments: (Lisa Valles and B. Faulkner present on Zoom meeting)

Lisa Valles at 240 Ash Lane was concerned that that a Dollar general or Walmart would go on the parcel. She was assured that this was not the case.

Mr. Payne suggested possible conditions for the variance it granted. They include : ~100' lot width minimum, 15,000 SF minimum lot size, single family residences only, 35' front yard setback, 15' side yard setback, 40' rear yard setback, rear yard accessory setback of 10'. Also, a 30' undisturbed buffer shall be maintained at the rear of the parcel to comply with screening.

Mr. Parkinson made the motion to grant the variance with the listed conditions suggested by Mr. Payne. Mr. Gizienski seconded the motion.

Voting was unanimous.

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

Zoning Hearing Board
Z01-21