

March 17, 2022

Zoning Case: Z01-22

**Bruce Crum, Kyle Properties Development
Cedar Ridge Rd.; Parcel #1214-G-1000
Gibsonia, PA 15044**

Attendees: Joe Gizienski, George Hollibaugh, Scott Woloszyk, Neil Tristani, Dan Smullin.

Absent Member(s): Sean Parkinson, Chad Dolby, H. Nelson Crooks.

Other Attendees: William Payne, Code Enforcement Officer
Branden Fulciniti, Solicitor
Dorothy Moyta, Zoning & Planning Administrator
Veronica Trettel, Court Reporter
Bruce Crum, Kyle Properties Development
Mark Sundo, Kyle Properties Development
Jason Paulovich, Gibson Thomas Engineering

Variance: Zoning use variance from Ordinance No. 394: Article V, 5.4 Use Chart

Property is Zoned R-2 (Semi Suburban Residential)

Case Z01-22: *Represented by Bruce Crum, Kyle Properties Development, Mark Sundo, Kyle Properties Development and Jason Paulovich, Gibson Thomas Engineering.*

A zoning variance application was submitted for a zoning use variance at Cedar Ridge Rd. – Parcel # 1214-G-100. Gibsonia, PA 15044. The lot size is 12.18 acres. The property is Zoned R-2 (Semi Suburban Residential). The request was previously denied under Zoning Ordinance #394, Article V, 5.4 Use Chart Mr. Crum who is the Developer wants to have a use variance for side yards and lot size for a single home residential development.

Mr. Crum presented a package to include a Zoning Hearing Board Application, plans of the Development proposed, and some examples of past home and developments that he worked on. JCCG's Memorandum of March 17, 2022 was distributed and is attached to this zoning case. The development will be called Cedar Ridge Crossing. It is a cul-de-sac with boundaries. Homes will be 30-35' wide and 60-70' long. They will have 20' side yards; there will be 40' between homes. They are single family homes – 2-3 bedrooms. 1600-2300 SF. The homes will be built with materials that require minimum maintenance. The lots will have trees to include cedar, hemlock, holly and laurel. Vegetation will be chosen to be deer resistant.

Mr. Paulovich of Gibson Thomas said that current zoning allows 2 dwellings per acre; 24 are permitted on a 12 acre lot. The lots average about 21, 280 SF; 5 lots exceed that and a few are smaller. Currently 15 lots are proposed.

Public Comments:

Clyde Hardt of 3681 Cedar Ridge Rd. was concerned about more stormwater that will be produced with the new plan of homes. They live directly across from the parcel that the plan is being proposed and stated

that he has had storm water issues ever since Shoff Farms was developed. They have had to have their driveway cross drain (pipe) replaced and remediation done and the cost has been extensive.

Mr. Payne said that the stormwater issue will be looked at in Planning Commission and the applicant should consider oversizing the pond and reducing the size of the overflow pipe.

Zoning Board members posed the following questions:

1. Mr. Woloszyk asked whether there would be any basements. Mr. Crum said no - the homes are all on slabs.

Mr. Fulciniti posed the following questions to the applicant regarding this variance: (*Mr. Crum's answer.*)

1. Could you proceed without the variance? *It would be financially unfeasible.*
2. Is this type of layout required because of the property topography and layout? *Yes*
3. Will you submit all required permits including those for stormwater? *Yes*
4. Are you asking for the minimum viable lot width? *Yes*

Mr. Payne asked the following questions. (*Mr. Crum's answer.*)

1. Some lots are only 65' wide. Will all the homes fit? *The lots will be reevaluated to make sure all the homes fit on the lots.*
2. What is the widest home design that you have? *36'-37'. Most homes are 35'*
3. Where else have you developed? *Adam's Woods, Adams Crossings, Bellvue, and John Quincy Adams Estates. Bruce passed out brochures with images of homes that he built to the Zoning Board members.*
4. Is there a homeowner's association? *There will likely be some sort of covenant, where a majority will need to agree to go forward.*
5. What is the price point? *between \$400,000.00 and \$500,000.00.*
6. Will you be leaving trees alone or clearing lots? *There are not many trees worth saving. Mr. Hardt did agree saying it was a field previously and most of the trees are small scrub trees like crab apple. (Aside - it was reported that the lot behind has planned on logging all trees.)*
7. What is the capacity of the new sewer line? *There is no limit. There is enough pressure. There is no limit to tap-ins. The system is a hybrid pressurized system that grinds the waste and pumps the liquid into the line. Mr. Paulovich stated that they are in talks with Deer Creek Drainage Authority regarding ownership of the lines.*

Mr. Paulovich stated that there is a 30' separation required between homes. *Mr. Crum said that most homes have 40' spacing between.*

Mr. Hollibaugh made the motion to grant the variance for a lot width reduction of 35' and a lot area reduction of 8.712 SF.

1. Density shall not exceed 2 units per acre.
2. At least 80% of lots shall have side yards setbacks of 20' on each side. The remaining 20% of lots shall have side yard setbacks of at least 15' on each side.

Voting was unanimous.

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

Zoning Hearing Board
Z01-22