

May 18, 2017

Zoning Case: Z06-17

**Williams Business Forms
George Williams
1622 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 Z06-17: Represented by Mr. George Williams, owner.

Seeking a 25-foot front yard and 25-foot side yard variance to increase the manufacturing space in the existing building. Mr. Williams explained that he will be installing a new printing press. New press will be the first of its kind in the United States. Stated that property, when acquired, was zoned Industrial which required a 25 foot set back. Through the years, the property was reclassified as Special Use with the requirement of a 50 foot setback for both front and side yards. Without the variance, Mr. Williams will not be able to expand his business. Building and proposed addition is above the flood plan.

Following neighbors spoke in favor or project:

- John Ippolito of 1628 Middle Rd. Ext.
- John Nury of Beth's Barricades at 1624 Middle Rd. Ext.

No one in attendance spoke against project.

First motion by Mr. Gizienski and second motion by Mr. Woloszyk to **GRANT** the 25-foot front yard variance and a 25-foot side yard variance to increase manufacturing space. Voting was unanimous with Mr. Tristani abstaining.