

**Richland Township  
Zoning Hearing Board  
June 7, 2018  
Minutes**

Zoning Hearing Board Members Present:

Thomas Steinfort  
Todd Koch  
Emery Ashton

Zoning Hearing Board Solicitor Present:

John Kerdock, Brown, Kerdock & Lynch

Zoning Hearing Board Stenographer Present:

Catherine Meredith, Blum Moore Reporting

Richland Township Representative:

Richard Brittingham, Zoning Officer

Approval of February 22, 2018 Minutes – Mr Ashton made a motion to approve the Zoning Hearing Board minutes. Mr. Koch seconded the motion. Vote: All in favor “aye”. Motion carried unanimously.

Applicant – GBG Holdings, LLC, (Guy Germano), 1466 N West End Boulevard, Tax Map Parcel No. 36-004-001, (PC) Planned Commercial Zoning District, and (AC) Arterial Corridor Overlay Zoning District.

The applicant is seeking the following variances as it pertains to a proposed E20 Truck Sales Use:

1. A variance from 27-405. E. E20(a); to allow display of vehicles within the 100 foot front yard setback.
2. A variance from 27-553. 3. A.; to allow a lane lot to be used for the proposed E20 Truck Sales Use.
3. A variance from 27-514. D.; to allow excess disturbance of slopes between 8% to 15%, 40% is permitted, the proposed disturbance is 43.51%, and of slopes 25% steeper, 15% percent is permitted, the proposed disturbance is 64.80%.
4. A variance from 27-544; to allow off street loading internal workings of proposed building.
5. A variance from 27-516. 2.; to allow the use of existing wooded area of the site for buffer plantings.

6. A variance from 27-911. A. 1.; to allow for a freestanding sign to exceed the maximum allowable square feet in area. The proposed sign is to be 10' x 10' 100 square feet in area.
7. A variance from 27-604; to allow the freestanding sign to be located within the minimum 100 foot front yard setback.
8. A variance from 27-516. 2. C.; to allow the freestanding sign to be located in the 100 foot buffer yard.

**It is noted at the start of the Hearing, that the applicant requested to amend the relief from 27-516. 2. C; to allow the associated pavement and parking areas to be located in the 100 foot Class C Buffer Yard.**

**The Zoning Hearing Board voted to grant the requested variances. Mr. Koch made a motion to grant the requested variances in their entirety with the exception to the variance from 27-516. 2.; with regard to allowing the use of the existing wooded area of the site for buffer plantings. The variance from 27-516. 2.; is approved conditioned upon that the applicant provide a row of buffer plantings along the western property line adjacent to Tax Map Parcel No. 36-004-001-001 (Owned by Gower Family Trust). Mr. Ashton seconded the motion. Vote: All in favor "aye". Motion carried unanimously.**

The Zoning Hearing Board meeting adjourned at 8:35PM

Respectfully Submitted,

Richard Brittingham  
Zoning Officer