

**ATOMIZED MATERIALS CO., INC**

**ZONING VARIANCE**

**DESCRIPTION & JUSTIFICATION**

Variance #1

Whereas the owner/applicant of the facility wishes to replace a small lean-to type structure on the rear of his existing building with a new warehouse addition to receive empty packaging containers (55 gal. drums) necessary for his operation. The owner's property abuts land owned by John Alan Kosky which was once a railroad right of way and is now utilized as an aggregate access road to a mine water treatment plant. The configuration of the property is uniform along the existing building until reaching the rear, where the Applicant's property is reduced in width by 33 feet, inhibiting access to the loading area. The Township side setback requirement is 20 feet in the district. However, due to the curve of the old railroad right of way, the addition would project into the sideyard on 2 sides. Mr. Kosky is in agreement to convey a portion of land outlined on the exhibit to reduce the impact to the setback, but does not wish to reduce the existing 33 foot width used for the access road. Thus the owner is requesting a sideyard distance of 5.2 feet (84 square feet total) in the area abutting the 33 foot strip.

Variance #2

Whereas the owner of the facility has an existing warehouse storage building at the rear of his property. The existing building is currently within the 20 foot rear setback (14.2' actual) required. The owner wishes to bring this existing encroachment into compliance by application for a variance.