



SPRINGETTSBURY TOWNSHIP

ZONING HEARING BOARD MEETING

Thursday, January 4th, 2024
6:00 P.M.

Meeting Location:

Springettsbury Township Municipal Building, 1501 Mt Zion Road, York PA 17402 and streamed via Zoom.

1. **CALL TO ORDER**
Pledge of Allegiance.
2. **INTRODUCTION OF NEW ZONING OFFICER(S)**
First Capital Engineering [John Luciani] (Interim Zoning Officer)
3. **ACTION ON THE MINUTES**
December 7th, 2023 Draft Minutes
4. **OLD BUSINESS**
From the December 7th, 2023 ZHB meeting, there is no old business to be addressed
5. **NEW BUSINESS**

For the January 4th, 2024 ZHB, the following applications/appeals/special exceptions were submitted: two (2) variance application(s) with four (4) variances being requested. The following below is a summary of the case:

Case Zone-2023-0014- The applicant is requesting a variance to for required parking. Currently the restaurant with drive-thru has seventy-two (72) parking spaces. The applicant is requesting a variance to allow seventy (71) parking spaces instead of seventy-two (72) parking spaces; thus, would allow the property to expand the drive-thru lane to two (2) lanes instead of the current one (1).

Case Zone-2023-0015- The applicant is requesting multiple variances. The applicant is requesting a variance to deduct preexisting impervious surface coverage from the maximum impervious coverage in the precautionary slope area. Under Section 325-85.D.2.b property site is almost entirely has fifteen (15) percent (%) or greater slope with an approximate ninety (90) percent (%) of the property site would be considered impervious area. The maximum impervious coverage of the site is twenty (20) percent (%). The applicant is requesting a variance to waive the preexisting impervious coverage due to steep slope; thus, would allow the property to allow a single-family home to be constructed on it.

The applicant is also requesting a variance for the area and bulk requirements for minimum lot size. Under 325-27, the minimum lot size for a property seeking to build a single-family home is two (2) acres. Currently the property is 0.6 acres. The applicant is requesting a variance to waive the minimum lot coverage for properties in the R-R district; thus, would allow the property to allow a single-family home to be constructed on it.

The applicant is also requesting a variance for the area and bulk requirements for minimum lot width. Under 325-27, the minimum lot width for a property seeking to build a single-family home is 200 feet. Currently the property has approximately 101 feet. The applicant is requesting a variance to waive the minimum lot width for properties in the R-R district; thus, would allow the property to allow a single-family home to be constructed on it.

6. **ADJOURNMENT**