



SPRINGETTSBURY TOWNSHIP

ZONING HEARING BOARD MEETING

Thursday, February 1st, 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. ACTION ON THE MINUTES

January 4th, 2024 Draft Minutes

3. OLD BUSINESS

From the January 4th, 2024 Zoning Hearing Board (ZHB) meeting, the following old business to be addressed:

Case Zone-2023-0015- 3377 Barwood Road. 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.

4. NEW BUSINESS

For February 1st, 2024, ZHB, the following applications/appeals/special exceptions were submitted: two (2) variance application(s) with two (2) variances being requested. The following below is a summary of the case:

Case Zone-2023-0013- 1780 Valley Vista Drive. The applicant is requesting a variance to allow the storage of recreational vehicle in the front driveway of said property. The applicant cites that the 24 foot recreational vehicle cannot fit on the side or rear of the property due to short length of the driveway and house being close to the street. Under Section 325-138.D.3, all recreational vehicles, boats and trailers if stored in the front yard must be at least 100 feet from the public right-of-way (ROW). The applicant is requesting a variance to waive the front yard setback requirement for recreational vehicles, boats and trailers for on-lot parking storage by allowing said vehicle to be stored in the front driveway.

Case Zone-2024-0001- 1124 Bonneview Road. The applicant is requesting a variance to allow the storage of recreational vehicle in the front driveway of said property. The applicant cites that the recreational vehicle cannot fit on the side or rear of the property due to the narrow size of the property. Under Section 325-138.D.3, all recreational vehicles, boats and trailers if stored in the front yard must be at least 100 feet from the public right-of-way (ROW). The applicant is requesting a variance to waive the font yard setback requirement for recreational vehicles, boats and trailers for on-lot parking storage by allowing said vehicle to be stored in the front driveway.

ADJOURNMENT

Any person with a disability requiring a special accommodation to attend a meeting should notify the Township Secretary at 717-757-3521 as early as possible, but not later than three working days prior to the meeting. Springettsbury Township will make every effort to provide a reasonable accommodation.
