



SPRINGETTSBURY TOWNSHIP
ZONING HEARING BOARD MEETING
Thursday, May 4th, 2023
6:00 P.M.

Meeting Location:

York Area Fire and Rescue Building, 50 Commons Drive York, PA 17402 and streamed via Zoom.

1. CALL TO ORDER

A. Pledge of Allegiance.

2. ACTION ON THE MINUTES

March 2nd, 2023 Draft Minutes

3. OLD BUSINESS

RENEWAL- ZHB-2022-0021. A request for the renewal of an approved variance of Township Ordinance; Sections 325-120 and 325-116N, for the property at 5 Wyndham Dr. York, PA 17402. The request is to renew an approved variance to allow a dumpster in the front yard of a corner lot and a parking area of 13 spaces without the requirement of a planting island. The present zoning for the above-listed property is N-C, Neighborhood Commercial.

4. NEW BUSINESS

For the May 4th, 2023 ZHB meeting, the following were submitted: 3 applications for variances. Below is a summary of the cases:

ZHB-2023-0004. An application for variance from Township Ordinance; § 325-134, has been submitted by Andrew Risko; property owner of 171 Lynbrook Dr North, York, PA 17402. The applicant is requesting a variance for the location of an accessory structure. The present zoning for the above-mentioned property is R-10, Medium Lot Single Family Residential. Accessory buildings are required to be located in the rear of the property and meet the required side setback of 15 feet.

ZHB-2023-0005. An application of variance from Township Ordinance; Sections 325-107 A, has been submitted by John Houseman; on behalf of Eastside Assembly of God, located at 3430 Eastern Blvd. York, PA 17402. The applicant is requesting variances to allow a sign to exceed the maximum square footage and height. This property is zoned R-1, High Density Residential and limits free-standing signs to a maximum of 16 sq. ft and a maximum height of 6 ft. The variance request would allow a 40 sq. ft. illuminated free-standing sign with a height of 7 ft. 8 inches.

ZHB-2023-0006. An application of variance from Township Ordinance; Section 325-114 has been submitted by Mt. Zion Commons LLC; on behalf of the following properties; 3311 E. Market St. & 3319 E. Market St. & 3321 E. Market St. & 9 Mt. Zion Rd. & 15 Mt. Zion Rd. & 19 Mt. Zion Rd. & 27 Mt. Zion Rd. & 35 Mt. Zion Rd. & 51 Mt. Zion Rd. York, PA 17402. The applicant is requesting a variance to reduce the minimum required parking spaces in a proposed mixed use development. The present zoning for the above-listed property is T-C, Town Center Overlay with the underlying M-U, Mixed Use district.

5. 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.