

ZONING HEARING BOARD
STRASBURG BOROUGH
LANCASTER COUNTY, PENNSYLVANIA

January 19, 2004 - No Meeting

ZONING HEARING BOARD
STRASBURG BOROUGH
LANCASTER COUNTY, PENNSYLVANIA

February 23, 2004 - No Meeting

ZONING HEARING BOARD
STRASBURG BOROUGH
LANCASTER COUNTY, PENNSYLVANIA

March 15, 2004 - No Meeting

ZONING HEARING BOARD
STRASBURG BOROUGH
LANCASTER COUNTY, PENNSYLVANIA

NOTICE

The Strasburg Borough Zoning Hearing Board will meet on Monday, April 19, 2004, at 7:30 p.m. at the Borough Office, 145 Precision Avenue, Strasburg, to consider the following application:

No. 04-01. An application submitted by the Strasburg Fire Company, 46 West Main Street, Strasburg, PA 17579, requests variances of the following sections of the Strasburg Borough Zoning Ordinance for property located at 101 South Jackson Street in the Borough of Strasburg:

1. Section 202.7.1. – the front yard setback requirement of 25 feet from the street right-of-way line. The application proposes the extension of Franklin Street into the property resulting in existing buildings being located within the required front yard setback.
2. Section 202.12. – the requirement that all off-street parking be located within the rear yard. The existing off-street parking, with the extension of Franklin Street, would be located within the required front yard setback.
3. Section 301.1.1. – the prohibition of all accessory buildings/structures within the required front yard. The extension of Franklin Street would result in two existing accessory structures being located within the required front yard setback.

The property is owned by the Strasburg fire Company, 46 West Main Street, Strasburg, PA 17579. The property is located in the R-1 and R-2 Residential Districts.

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The Board will also be considering a request for a one-year extension of time for its decision regarding property located at 118 Miller Street, Strasburg, PA, and known as Strasburg Masonry, a decision initially rendered by the Board on August 20, 2001.

ZONING HEARING BOARD
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May 17, 2004

ZONING HEARING BOARD
STRASBURG BOROUGH
LANCASTER COUNTY, PENNSYLVANIA

June 21, 2004

ZONING HEARING BOARD
STRASBURG BOROUGH
LANCASTER COUNTY, PENNSYLVANIA

NOTICE

The Strasburg Borough Zoning Hearing Board will meet on Monday, July 19, 2004, at 7:30 p.m. at the Borough Office, 145 Precision Avenue, Strasburg, to consider the following application:

No. 04-03. An application submitted by Richard E. & Ruby M. Mentzer and Alan K. and Doris L. Mentzer, 107 Miller Street, Strasburg PA 17579, requests the following actions for property located at the above Miller Street address.

1. A special exception pursuant to Section 503.1. of the Strasburg Borough Zoning Ordinance to expand an existing non-conforming use, with said non-conforming use being an excavation business, and

2. A variance pursuant to Section 201.2.5. of the Zoning Ordinance to expand the use into a proposed 30' X 40' accessory building. Said building would be the second accessory building on the lot in a zoning district where no more than one (1) accessory building per principal building is permitted.

The property is owned by Richard E. & Ruby M. Mentzer & Alan K. & Doris L. Mentzer, 107 Miller Street, Strasburg, PA 17579. The property is located in the RH – Residential District.

ZONING HEARING BOARD
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August 16, 2004 – Meeting Cancelled

ZONING HEARING BOARD
STRASBURG BOROUGH
LANCASTER COUNTY, PENNSYLVANIA

NOTICE

The Strasburg Borough Zoning Hearing Board will meet on Monday, September 20, 2004, at 7:30 p.m. at the Borough Office, 145 Precision Avenue, Strasburg, PA, to consider the following applications:

Case No. 04-04. An application submitted by Jim & Deb Kepiro, 102 West Hillcrest Avenue, Strasburg, PA 17579, requests a special exception pursuant to Section 504. of the Strasburg Borough Zoning Ordinance to substitute a non-conforming use on property located at 108 West Hillcrest Avenue, Strasburg, PA 17579. The application proposes a commercial cleaning business office within the existing dwelling which most recently had been used as a medical office.

The property is owned by Wallace R. Westphall, 114 South Mason Road, Town and Country, MO 63131. The property is located in the R-2 – Residential District.

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No. 04-05. An application submitted by Mark Stanley, Esq., on behalf of Robert B. Campbell Jr., 233 East Walnut Street, Lancaster, PA 17602, requests the following actions for properties located at 7-75 Clover Avenue, Strasburg, PA 17579:

1. A modification of Condition 1 of the decision of the Strasburg Borough Zoning Hearing Board dated February 28, 2000, requiring Campbell to prepare, submit, and implement a long-term permanent plan for vehicular access to the Mummau property, and
2. A variance pursuant to Section 604.4.(1)(B) of the Strasburg Borough Zoning Ordinance which requires a scaled drawing (site plan) to be submitted with each application.

The affected properties are owned by Clair S. & Jean M. Mummau, 1311 Schwanger Road, Mount Joy, PA 17552. The property is located in the R-3 Residential District

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NOTICE

The Strasburg Borough Zoning Hearing Board will meet on Wednesday, October 20, 2004, at 7:30 p.m. at the Borough Office, 145 Precision Avenue, Strasburg, PA, to consider the following application:

Case No. 04-06. An application submitted by Arnold & Eugenie C. Krackow, 54 West Main Street, Strasburg PA 17579, requests a special exception pursuant to Sections 201.3.6 and 423. of the Strasburg Borough Zoning Ordinance to establish a home occupation within the living room and dining room of the dwelling located at the above West Main Street address. This home occupation would involve the establishment of an interior design shop that would offer for sale of country-style gifts and accessories and some crafts and antiques.

In addition, the Board may consider the following actions:

1. A variance of Section 423.6. of the Zoning Ordinance to expand the amount of retail area beyond that which was approved by the Board in a written decision following a hearing on May 19, 2003. That decision permitted the use of a 420 square foot accessory building in a home occupation proposal involving the interior design shop as described above, and
2. A variance of Section 423.7. of the Zoning Ordinance to utilize an area to conduct the home occupation that would exceed the lesser of 25% of the total floor area or 500 square feet. The application proposes the continued use of the accessory building for the home occupation, in addition to the two rooms within the dwelling, totaling approximately 969 square feet or the equivalent of approximately 39% of the total floor area of the dwelling.

The property is owned by Arnold & Eugenie C. Krackow, 54 West Main Street, Strasburg, PA 17579. The property is located in the R-H Residential Zone.

ZONING HEARING BOARD
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November 15, 2004 – Cancelled

ZONING HEARING BOARD
STRASBURG BOROUGH
LANCASTER COUNTY, PENNSYLVANIA

December 20, 2004 - Cancelled