

January 19, 2015 Zoning Hearing Canceled

February 23, 2015 Zoning Hearing Canceled

Borough of Strasburg

145 Precision Avenue
Strasburg, PA 17579
(717) 687-7732

NOTICE

The Strasburg Borough Zoning Hearing Board will meet on Monday, March 16, 2015, at 7:30 p.m. at the Borough Office, 145 Precision Avenue, Strasburg, PA, to consider the following application:

Case No. 15-01. An application submitted by the Victory Church, 1827 Freedom Road, Lancaster, PA 17601, requests the following actions for property located at 114 West Franklin Street, Strasburg, PA 17579, and also known as the former Strasburg elementary school property.

- 1. A special exception pursuant to Sections 202.3.4. and 411. of the Strasburg Borough Zoning Ordinance to remodel the former elementary school for use as a church, and**
- 2. A variance pursuant to Section 411.2.4. of the Zoning Ordinance to establish a church use within the required 50-foot side yard setback requirement.**

The property is owned by the Lampeter Strasburg School District, P.O. Box 428, 1600 Book Road, Lampeter, PA 17537. The property is located in the Residential Zone (R-1).

**ZONING HEARING BOARD
STRASBURG BOROUGH
LANCASTER COUNTY, PENNSYLVANIA**

April 20, 2015 Zoning Hearing Canceled

May 18, 2015 Zoning Hearing Canceled

June 15, 2015 Zoning Hearing Canceled

July 20, 2015 Zoning Hearing Canceled

Borough of Strasburg

145 Precision Avenue
Strasburg, PA 17579
(717) 687-7732

NOTICE

The Strasburg Borough Zoning Hearing Board will meet on Monday, August 17, 2015, at 7:30 p.m. at the Borough Office, 145 Precision Avenue, Strasburg, PA, to consider the following application:

Case No. 15-02. An application submitted by Raja Ranisa Investor, LLC & Raja Arooba Investor, LLC, c/o Sunny Raja, 148 East Main Street, Strasburg, PA 17579, requests the following actions for properties located at 144 and 148 East Main Street, Strasburg, PA 17579:

- 1. A variance of the 60% maximum permitted lot coverage requirement pursuant to Section 206.5 of the Strasburg Borough Zoning Ordinance for 148 East Main Street to allow additional lot coverage from 68% to 75% for a proposed driveway that would access a proposed lot located within the adjacent property at 144 East Main Street, and**
- 2. A variance of the requirements for required vehicular access pursuant to Section 308. of the Zoning Ordinance for the creation of a lot within 144 East Main Street that would not directly abut a public street, a street proposed to be dedicated to the Borough by the subdivision plan creating the lot, or by a private street conforming to applicable requirements of the Borough's Subdivision and Land Development Ordinance, and**
- 3. If the Board deems it necessary, it may also consider a variance of the 60-foot lot width requirement as measured at the street line and building setback line pursuant to Section 201.6. of the Zoning Ordinance for the proposed lot within 144 East Main Street that would have no lot width at the street line and building setback line.**

The property at 144 East Main Street is owned by Raja Ranisa Investor, LLC and the property at 148 East Main Street is owned by Raja Arooba Investor, LLC, c/o Sunny Raja, 148 East Main Street, Strasburg, PA 17579. The property at 144 East Main Street is located in the C-2 - Highway Commercial Zone and the R-H - Residential Zone. The property at 148 East Main Street is located in the C-2 - Highway Commercial Zone.

**ZONING HEARING BOARD
STRASBURG BOROUGH
LANCASTER COUNTY, PENNSYLVANIA**

September 21, 2015 Zoning Hearing Canceled

October 19, 2015 Zoning Hearing Canceled

Borough of Strasburg

145 Precision Avenue
Strasburg, PA 17579
(717) 687-7732

NOTICE

The Strasburg Borough Zoning Hearing Board will meet on Monday, November 16, 2015, at 7:30 p.m. at the Borough Office, 145 Precision Avenue, Strasburg, PA, to consider the following application:

Case No. 15-03. An application submitted by M&G Realty, Inc., 2295 Susquehanna Trail, Suite C, York, PA 17404, requests the following actions for an unimproved 5.4 acre property located on the north side of Historic Drive, approximately 600' east of North Decatur Street in the Borough of Strasburg:

- 1. An appeal of the Zoning Officer's determination that the proposal for a 7,450 square foot Rutter's Farm Store shall conform to the off-street parking requirements for a convenience store pursuant to Section 310.7. of the Strasburg Borough Zoning Ordinance; or in the alternative,**
- 2. A variance of the off-street parking requirements for a convenience store pursuant to Section 310.7. of the Zoning Ordinance. The number of off-street parking spaces required for a convenience store is 100 spaces. The applicant is proposing 78 off-street parking spaces, and**
- 3. A special exception pursuant to Section 206.3.2. of the Zoning Ordinance to allow for gasoline service as part of the Rutter's Farm Store operation, and**
- 4. A variance of the number of permitted signs pursuant to Section 313.2.1.G. of the Zoning Ordinance to allow one (1) ground sign, two (2) wall signs, and six (6) functional signs on the subject property, and**
- 5. A variance of the 80 square foot maximum area for a ground sign and the maximum 20-foot height for a ground sign pursuant to Section 313.2.2.A. of the Zoning Ordinance to allow a 25 foot high ground sign having an unspecified area that is greater than 80 square feet, and**
- 6. A variance of Section 313.1.8. of the Zoning Ordinance which prohibits red, green or yellow illuminated or neon tubing signs within 300 feet of any traffic light. The application proposes the sign to be approximately 100 feet from the traffic light at the abutting street intersection, and**
- 7. A variance of the total business sign area pursuant to Section 313.2.1.G. of the Zoning Ordinance which limits the sign area to 95 square feet. The application proposes one ground sign of an unspecified area and two wall signs that would appear to each be 46 square feet in area.**

The property is owned by North Field Partners, L.P., 100 Historic Drive, Strasburg, PA 17579. The property is located in the C-2 - Highway Commercial Zone.

**ZONING HEARING BOARD
STRASBURG BOROUGH
LANCASTER COUNTY, PENNSYLVANIA**

Borough of Strasburg

145 Precision Avenue
Strasburg, PA 17579
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NOTICE

The Strasburg Borough Zoning Hearing Board will meet on Monday, December 21, 2015, at 7:30 p.m. at the Borough Office, 145 Precision Avenue, Strasburg, PA, to consider the following applications:

Case No. 15-03. The continuation of the application submitted by M&G Realty, Inc., 2295 Susquehanna Trail, Suite C, York, PA 17404, requesting actions as previously advertised for an unimproved 5.4 acre property located on the north side of Historic Drive, approximately 600' east of North Decatur Street in the Borough of Strasburg to be developed as a Rutter's Farm Store.

Case No. 15-04. An application submitted by 44 Strasburg Associates, LLC., 503 Bedford Place, Lititz, PA 17543, requests variances of the following sections of the Strasburg Borough Zoning Ordinance for property located at 1400 Historic Drive, Strasburg, PA 17579, involving a proposed subdivision for the purpose of separating the Clarion-Historic Strasburg Inn & the Fireside Tavern into separate lots:

1. Section 207.6.2. of the Zoning Ordinance – the 15' side yard setback requirement for structures. The application proposes a side yard setback of 3.95', and
2. Section 207.6.2. of the Zoning Ordinance – the 10' side yard setback requirement for off-street parking facilities. The application proposes no setback at one location by proposing a property line which follows the centerline of an existing access drive, and a 1.21' setback at a second location within an existing parking compound, and
3. Section 207.13 of the Zoning Ordinance – the 10' landscape strip for off-street parking facilities at four locations where the proposed property line locations are based upon existing improvements which prohibit the placement of the required landscaping.

The property is owned by 44 Strasburg Associates, LLC., 503 Bedford Place, Lititz, PA 17543. The property is located in the C-3 - Restricted Commercial District.

ZONING HEARING BOARD
STRASBURG BOROUGH
LANCASTER COUNTY, PENNSYLVANIA