

Borough of Strasburg

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

NOTICE

The Strasburg Borough Zoning Hearing Board will meet on Monday, October 21, 2024, at 7:00 p.m. at the Strasburg Borough Office, 145 Precision Avenue, Strasburg, PA 17579, to consider the following applications:

Case No. 2024-4. The Board will render a decision for an application submitted by Claudia N. Shank, Esq., on behalf of Prospect Road Associates, LLC, 474 Mt. Sidney Road, Lancaster, PA 17602, requesting variances of the following sections of the Zoning Ordinance for a cluster development proposal located at 35 Prospect Road, Strasburg, PA 17579, with approximately 3.5 acres of the property's 19.32 acres being located within the Borough:

1. Section 203.5. – The 12,000 s.f. minimum lot area requirement to create four (4) lots having a minimum area of 6,000 s.f.,
2. Section 203.6. – The ninety (90) foot minimum lot width requirement at the street line and the one hundred (100) foot minimum lot width requirement at the building setback line for four (4) parcels, each with widths of sixty (60) feet,
3. Section 203.7.2. – The side yard setback requirement of ten (10) feet for four (4) parcels having side yard setbacks of six (6) feet.
4. Section 203.7.3. – The rear yard setback requirement of twenty-five (25) feet for four (4) lots having rear yard setbacks of fifteen (15) feet, and
5. Section 203.8. – The maximum permitted lot coverage requirement of thirty-five (35) percent for four (4) lots having a maximum lot coverage of fifty (50) percent.

The property is owned by Prospect Road Associates, LLC, 474 Mt. Sidney Road, Lancaster, PA 17602. The property is located within the Residential Zone (R-2), and

Case No. 2024-6. – The Board will hear additional testimony in the continuation of the application for BRE Strasburg, LLC, 4121 Oregon Pike, Brownstown, PA 17508, requesting variances for two (2) wall signs for the Strasburg Schoolhouse Apartments on property located at 114 West Franklin Street, Strasburg, PA 17579:

1. Section 313.2.1.F. – The maximum permitted fifteen (15) square foot area requirement for a sign displaying the name and logo of a residential development to allow two such signs of 105 s.f. and 60 s.f., and
2. Section 313.2.2.B. – The maximum of fifteen (15) percent of the wall area for the 105 s.f. wall sign that utilizes twenty-one (21) percent of the wall area.

The property is owned by BRE Strasburg, LLC, 4121 Oregon Pike, Brownstown, PA 17508. The property is located within the Residential Zone (R-1).

ZONING HEARING BOARD
STRASBURG BOROUGH
LANCASTER COUNTY, PENNSYLVANIA