

# Borough of Strasburg

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

## NOTICE

The Strasburg Borough Zoning Hearing Board will meet on Monday, September 15, 2025, at 7:00 p.m. at the Strasburg Borough Office, 145 Precision Avenue, Strasburg, PA 17579, to consider the following application:

**Case No. 2025-04.** An application submitted by Claudia N. Shank, Esq., on behalf of Prospect Road Associates, LLC, 474 Mt. Sidney Road, Lancaster, PA 17602, requests that the Board reauthorize the expired approval of Case No. 2024-04 dated and signed by the Board on December 16, 2024, 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.

The Board will reconsider variances of the below cited sections that were addressed in the expired decision:

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.
6. In addition, the application requests an extension of the effective time period for the Board's approval pursuant to Section 603.11, of the Zoning Ordinance to record the plan no later than December 31, 2026, and to allow for the completion of construction by no later than December 31, 2032.

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).

ZONING HEARING BOARD  
STRASBURG BOROUGH  
LANCASTER COUNTY, PENNSYLVANIA