

NOTICE

Notice is hereby given that the Zoning Hearing Board of South Middleton Township will meet on Monday, January 9, 2006, at 5:00 p.m. at the South Middleton Township Municipal Building located at 520 Park Drive, Boiling Springs, PA 17007 for the following:

Hearings:

1. Hearing on the application of Traditions of America, Docket #05-33Z. The applicant is requesting a special exception from Sections 805(2) and 1633(4) to permit single family attached dwellings (townhouses) in the Residential Moderate Density (R-M) Zoning District. The applicant is also requesting the following variances:
 - a. Section 300(167) - Variance from the definition single family attached dwelling to permit such use without the side yard as required by the ordinance.
 - b. Section 300(169) – Variance from the definition of single family semi-detached dwelling to permit such use without a side yard.
 - c. Section 300(168) – Variance from the definition of single family detached dwelling to permit such use without two (2) side yards.
 - d. Section 300(168) – Variance from the definition of single family detached dwelling to permit more than one (1) single family detached dwelling on a legally bound subdivided lot.
 - e. Section 803(2)(d)(v) – Variance from the twenty (20) foot side yard setback requirement for end units of a single family attached dwelling (townhouse) group to allow a fifteen (15) foot separation between end units.
 - f. Section 803(1)(b)(v) – Variance from the fifteen (15) foot side yard setback requirement for single family semi-detached to allow a fifteen (15) foot separation between end units.
 - g. Section 803(1)(a)(v) – Variance from the fifteen (15) foot side yard setback requirement to allow a fifteen (15) foot separation between units.
 - h. Section 1630 – Variance from this section to allow more than one (1) principle use on a property and without requiring that all dimensional requirements be met as if each use were on a single lot.

The purpose of the variance requests noted above is to permit a condominium style ownership of the development. Property is located at the corner of Lindsey and South Ridge Road, Boiling Springs, PA (R-M District).

Mike Landis
Secretary

Victor A. Neubaum, Esquire
Solicitor
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