

NOTICE

Notice is hereby given that the Zoning Hearing Board of South Middleton Township will meet on Monday, August 13, 2007, 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 Margie Baer, Docket #07-15Z. The applicant is requesting a twelve (12) foot variance from Section 903.1(a)(iii) for the purpose of adding a covered patio. The property is located at 31 Ridgeway Drive, Carlisle, PA (R-H District).
2. Hearing on the application of Carlisle Farmers Market, Docket #07-16Z. The applicant is requesting variances from Section 1610(4) which restricts any structure other than directional signs erected by a governmental body from being erected within two hundred (200) feet of the right-of-way of a grade separated interchange. The provision also prohibits any activity or use from being established within seventy-five (75) feet of the interchange and requires that the natural vegetation within said seventy-five (75) feet remain undisturbed. The applicant proposes to reduce the two hundred (200) feet setback to seventy-seven (77) feet. The applicant is also requesting that the seventy-five (75) foot "no activity" area be reduced to one (1) foot.

The applicant is also requesting a variance from Sections 1002(4)(a)(v) and 1004(3) to increase the maximum impervious coverage from 60% to 70%.

Thirdly, the applicant is requesting a variance from Section 1610(1) to reduce the setback for structures within one thousand (1,000) feet of an approach road to a grade separated highway interchange from seventy-five (75) feet to one (1) foot.

Fourthly, the applicant is requesting a variance from Section 1610(3) to reduce the access spacing from an interchange ramp from three hundred (300) feet to zero (0) feet.

The purpose of the variances is to allow the construction of a restaurant and a retail store on an existing lot which is already non-conforming with regards to the ordinance requirements.

The property is located at 260 York Road, Carlisle, PA (V-District).

3. Hearing on the application of Nesbit Development, Docket #07-17Z. The applicant is requesting variances from Section 1610(4) which restricts any structure other than directional signs erected by a governmental body from being erected within two hundred (200) feet of the right-of-way of a grade separated interchange. The provision also prohibits any activity or use from being established within seventy-five (75) feet of the interchange and requires that the natural vegetation within said seventy-five (75) feet remain undisturbed. The applicant

proposes to reduce the two hundred (200) feet setback to fifty (50) feet. The applicant is also requesting that the seventy-five (75) foot “no activity” area be reduced to thirty-five (35) feet.

The applicant is also requesting a variance from Section 1610(1) to reduce the required seventy-five (75) foot setback for structures to an approach road within one thousand (1,000) feet of a grade separated highway interchange to fifty (50) foot setback.

Thirdly, the applicant is requesting a variance from Sections 1303(3)(a)(iii) and 1602(1) to reduce the fifty (50) foot minimum building setback along Interstate 81 from fifty (50) feet to thirty-five (35) feet. The applicant is requesting the above variances for the purpose of the erection of a fence and grading associated with the truck trailer drop lot use.

The property is located at the corner of Allen Road and Interstate 81, Carlisle, PA (I-3 District).

Mike Landis
Secretary

Victor A. Neubaum, Esquire
42 S. Duke Street, York, PA 17401
Solicitor