

CONEWAGO TOWNSHIP ZONING HEARING BOARD MINUTES

May 13, 2019

The regular monthly meeting of the Conewago Township Zoning Hearing Board was called into order at 7:00pm by Chairman Sharon Beck. Vice Chairman David Zambito and members Jesse Coy and Rob Fogle were also present. Member Margaret Burg was absent.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF PREVIOUS MEETING. Motion by Mr. Coy to approve the minutes of the previous meeting. Second by Mr. Fogle. Motion carried. Vote recorded 4-0.

RECOGNITION OF PUBLIC REQUESTS. None.

NEW BUSINESS: CASE NO. 06-2019. Greenbriar Estates request for an Interpretation of Section 405 Parking and a Variance of Section 305.e. Setback requirements of the Conewago Township Zoning Ordinance #322. The property is located in a Village Zone at 227 Dietz Estates Drive, York, Pa. 17404. Adam Reed with Penza+Bailey Architects presented the Greenbriar Estates requests for Interpretation and Variance. The requests involve a proposed Leasing Center for the rental townhome community. Mr. Reed presented various drawings and pictures for consideration by the Board and responded to various questions from the Board. The Leasing Center will include a leasing office, storage, a recreation/common area/lounge, and an exercise room. The building will be approximately 4000 sq. ft. and have 16 parking spaces (including one handicap space). Dominic Wiker, Owner's Representative for Greenbrier Estates, also spoke on behalf of the project and answered various questions from the Board. There will be no overnight parking at the new facility. Mr. Read explained that the applicant is now requesting a 45 ft. setback along Graffius Road; rather than the 37 ft. setback as originally proposed in the application. Solicitor John Herrold opined that the Board had the legal authority to approve the variance request as amended. Solicitor Herrold also explained that the Interpretation on the number of parking spaces is required because of the mixed use of the Leasing Center.

On motion by Mr. Coy with second by Mr. Fogle to approve Interpretation to allow 16 parking spaces (including one handicap space) because of the mixed use of the Leasing Center. Motion carried. Vote recorded 4-0.

On motion by Mr. Coy with second by Chairman Beck to approve the Variance with a 45 ft. setback along Graffius Road and a 25 ft. set back along Greenbrier Road. Motion carried. Vote recorded 4-0.

ADJOURNMENT. Meeting adjourned at 7:25pm by Chairman Beck.

Respectfully submitted,

David Zambito
Vice Chairman (Acting Secretary)