

## Conewago Township, York Co., PA

### Zoning Hearing Board Minutes - June 14, 2021

The meeting was called to order at 7:00 p.m. with the Pledge of Allegiance. Board members present were Sharon Beck, Margaret Burg, and Jesse Coy. Attorney Andrew Herrold and Zoning Officer Albert “Fritz” Neufeld were also present.

The May minutes were approved as distributed.

#### Old Business

Two Fold Properties – Request for extension of time. Motion by Jesse Coy to approve an extension of time for 12 months, until June 14, 2022. Second by Margaret Burg. Motion carried by vote of 3-0.

#### New Business

Case No. 06-2021 - Canal Road Partners, LP – Request for a Variance for Moove In Self Storage, pursuant to Section 407 Screens and Buffers of Conewago Township Zoning Ordinance #322, (b) The space along the side or rear lot line in the Commercial and Industrial Zones abutting a Residential Zone, or residential use, for fifty (50) feet in depth may not be used for commercial or industrial operations. The applicant proposes to encroach upon the space to provide self-storage parking within the interior 20 feet of the 50 foot buffer strip in the side yard which is in the Commercial Zone, addressed 962 Greenbriar Rd., York, PA 17404. Tax Map: LG Parcel 155B. Thomas Godfrey, Devon Myers, Esq., Chris Riley and Brian Foran appearing on behalf of the applicant.

This is a dimensional use variance. Hardship is caused by wetlands. Adjacent property owners consent to the use. The area will be used for exterior outdoor storage for RVs, boats, etc. All vehicles must be registered and insured. There will be 149 spaces for parking. Lighting will not be intrusive on adjacent residential properties.

Motion by Jesse Coy to approve the Variance of Section 407.b to provide self-storage parking within the interior 20 feet of the 50 foot buffer strip of the Moove In Self Storage located in the Commercial Zone. Second by Sharon Beck. Motion carried by a vote of 3 – 0.

Motion to adjourn – Jesse Coy, Margaret Burg

Respectfully submitted,

*Margaret Burg*

Margaret Burg, Secretary