

## NOTICE

**NOTICE IS HEREBY PROVIDED** that the Carlisle Zoning Hearing Board will meet on Thursday, April 2, 2015 at 6:30 p.m. at the Carlisle Borough Municipal Building, 53 W. South Street, Carlisle, Cumberland County, Pennsylvania, at which time testimony will also be taken and a complete hearing held on the following and to consider such other business as might come before it:

**No. 15-01.** A request by Ben Chamberlin for a dimensional variance at 765 West South Street (R-1 Low Density Residential zoning district). Section 255-18 of the ordinance states that the side yard setback for accessory structures is ten feet. The applicant proposes to build a two car garage that will be located four feet from the east side lot line, thus requirement of variance of six feet.

**No. 15-02.** A request by Bedford Street, LLC for a use and dimensional variance at lot A, South Bedford Street (R-3 High Density Residential district). Sections 255-31, 32 & 33 do not allow storage units by right, accessory or special exception in the R-3 district. Section 255-34 states the side yard setback is 25 feet for other permitted uses in this district. The applicant would like to install storage units as a principal use and would also need a 10 foot variance to allow for a 15 foot setback along the southern border of the property.

**No. 15-03.** A request by Engage Community Church for a special exception at 20 North Hanover Street (C-1 Central Business District). Section 255-62 of the ordinance permits Places of Worship by special exception, subject to compliance with Section 255-199A(32). The applicant would like to have a gathering location on the 2<sup>nd</sup> and 3<sup>rd</sup> floors for Engage Community Church to meet on Sundays and to use during the week for religious education and outreach.

**No. 15-04.** A request by Tractor Supply Company, by its agent Oxford Architecture for a variance to Sections 255-205 and 255-199A(39)(c) of the zoning ordinance to establish an outdoor storage area in the parking lot to the west of the former Ross store at the Carlisle Commons shopping center at 100 Noble Boulevard (C-2 Shopping Center/Mixed Use District). Section 255-199A(39)(c) states that nothing shall be stored in interior traffic aisles, off street parking areas, loading areas or access ways. Section 255-205 of the ordinance requires one parking space for each 200 square feet of total floor area. The applicant proposes to relocate the existing Tractor Supply to the former Ross store and eliminate 94 off street parking spaces where they are proposing an outdoor storage area.

**No. 15-05.** A request by MRPI South Shearer, L. P. for variances and an appeal from the determination of the zoning officer for property located at 2 South Shearer Drive (I-2 Light Industrial District). Section 255-108E(1) states that all vehicle and trailer parking shall be located to the rear or side of principal buildings, and not in front of a building along a public street. Section 255-110B(9) states within a planned industrial development, the minimum separation distance between the center lines of street intersection, between the center line of a street intersection and the center line of a private access, and between the center lines of private accesses shall be 500'. Section 255-111B states deed restrictions shall be imposed to require that at least 50% of the front facades of buildings that face a public street, residential district boundary, residence or residential use be constructed of glass and/or decorative masonry (such as brick). The intent is to allow the use of metal, cinder block and other materials on the nonpublic street and nonresidential facades of buildings, and allow 50% on the façade fronting on public streets, residential districts, residences or residential uses. A variance is requested from Section 255-108E(1) to allow parking in the area between the building and Logistics Drive, a variance from Section 255-110B(9) to allow driveways within 500' of an intersection and an appeal of the determination of the zoning officer that a variance is needed from Section 255-211B, or, in the alternative, a variance from section 255-111B to allow the proposed façade of precast wall panels on the building.