

NOTICE

NOTICE IS HEREBY PROVIDED that the Carlisle Zoning Hearing Board will meet on Thursday, January 7, 2016 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. 16-02. A request by Carlisle Corporation (“Syntec”) for an area and bulk variance at 1285 Ritner Highway (I-1 General Industrial zoning district). Section 255-108E of the Borough zoning ordinance states “Minimum paved area setback: The following minimum setbacks shall apply for any ground-level paving, concrete, stone or similar hard surface area as measured from the legal right-of-way of a street after development. This setback area shall be maintained in approved landscaping, except for approximately perpendicular driveway crossings. A minimum paved setback of 75 feet shall apply from an arterial street. A minimum paved setback of 30 feet shall apply from any other street”. The Training and Conference Center will encroach into the setback area such that the paved area will be only set back 29 feet from the right-of-way line, which represents a variance of 46 feet.

No. 16-01. A request by Nazareth Eppley, on behalf of Eppley Ventures, LLC, for area and bulk variances at 830 N. West Street (R-4 Town Center Residential zoning district). Section 255-42 of the code states the minimum lot area for single family semidetached dwellings is 3,600 square feet and for single family detached dwellings 4,500 square feet in the R-4 district. The applicant is proposing to subdivide 830 N. West Street into two identical sized lots, with a new lot 1B facing Factory Street where a single family detached house is proposed and the existing lot 1A at 830 N. West St. where a single family semidetached structure exists now. Each proposed lot will be 2,597 square feet in size. The applicant is requesting a variance of 1,003 square feet in lot size for proposed lot 1A and a variance of 1,903 square feet in lot size for proposed lot 1B.

No. 16-03. A request by John and Patrice Thompson, members of 135 Associates, LLC for a Special Exception at 137-139 North Hanover Street (C-1 Central Business District). Section 255-8B of the zoning ordinance states whenever a use clearly is not permitted by right, by conditional use or by special exception by this chapter anywhere in the Borough, the use is prohibited in the Borough, except that the applicant may apply to the Zoning Hearing Board. The Zoning Hearing Board may permit such use as a special exception if the applicant proves to the satisfaction of the Zoning Hearing Board that the use would clearly be less offensive in impacts and nuisances than permitted uses and be compatible with permitted uses in that district. Also, the applicant shall prove that the proposed use would be compatible with the intent of the district. The Zoning Hearing Board shall use the same criteria as are listed in Section 255-197D of the chapter and shall not permit any use that is specifically excluded in the district. The owner has the intent of altering the current commercial use of the site address. The printing operation will be reduced to a 2,000 square foot space within the current footprint. The remainder will be altered for the installation of a new micro distillery, tasting room and light food service.

Bruce Koziar
Zoning Officer