

NOTICE

NOTICE IS HEREBY PROVIDED that the Carlisle Zoning Hearing Board will meet on Thursday, March 3, 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. 16-04. 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 two family detached dwellings is 7,200 square feet and the minimum side yard setback for principal buildings is 5 feet. The minimum lot width is 30' per dwelling unit. Unless the contrary is specified by the applicable zoning district, 1.5 off-street parking spaces per one-bedroom multifamily unit and one additional off-street parking space for each additional multifamily unit bedroom are required per Section 255-204A. Section 255-201A states that parking spaces shall have a stall of at least nine by 18 feet in size. Section 255-202A states that no area located within any street line shall be computed in determining off-street parking requirements unless otherwise specifically stipulated as allowable in other sections of the Borough Zoning Ordinance. 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 two family detached house is proposed and lot 1A at 830 N. West St. where a single family semidetached structure exists now. The proposed area of lot 1B is 2,597 square feet, requiring a variance of 4,603 SF. The proposed north side building setback is two feet, requiring a variance of three feet. The lot width is 25', thus requiring a variance of 35'. Five off street parking space are required, requiring a variance of two spaces. The proposed parking spaces will be eight feet by 18 feet, requiring a variance of one foot in width. The proposed parking spaces will encroach 2.5' into the street line (right-of-way), requiring a variance of 2.5'.

Bruce Koziar
Zoning Officer