

IN THE MATTER OF : **BEFORE THE FAIRVIEW TOWNSHIP**
THE APPLICATION OF : **ZONING HEARING BOARD**
JOEL and JORDAN NORTHRIDGE : **YORK COUNTY, PENNSYLVANIA**
: **DOCKET NO. 2021-02**

DECISION GRANTING A VARIANCE TO SECTION 300-50.B
OF THE ZONING ORDINANCE

The Applicants applied for a variance to Section 300-50 of the Fairview Township Zoning Ordinance for the installation of an above-ground swimming pool in the front yard of their residence located at 113 Green Lane Drive, Camp Hill, PA 17011, located in the Single-Family Residential Zoning District of the Township. The hearing on the application was held April 15, 2021, at 6:30 p.m., at the Fairview Township Municipal Building, 599 Lewisberry Road, New Cumberland, PA 17070.

FINDINGS OF FACT

1. The Applicants are Joel and Jordan Northridge, 113 Green Lane Drive, Camp Hill, PA 17011. The premises, which is the subject of the application, is the Applicants' residence.
2. The Applicants' residence is in the Single-Family Residential Zoning District of Fairview Township. The home faces Green Lane Drive and is located at the intersection of Oak Drive and Green Lane Drive.
3. Testifying in support of the application were Joel and Jordan Northridge.
4. Notice of the hearing was properly advertised; the property was properly posted; and all neighboring property owners required to be notified of the hearing were notified in accordance with the Township Ordinance and the Pennsylvania Municipalities Planning Code.

5. The requested variance is for the purpose of putting an accessory structure, an above-ground swimming pool, in the yard bordering Oak Drive, which is a front yard for Ordinance requirements.

6. There are eight (8) requirements which pertain to private household swimming pools. This application requires a variance from one (1) of those requirements, specifically, Section 300-50.B which provides:

“No swimming pool shall be permitted to be located in the front yard between the principal building and the public street (excluding alleys) or within any required front setback.”

7. This is a corner lot, with two yards defined as “front” yards and two as “side” yards. The side yards of this lot lack sufficient area for an accessory swimming pool, while the yard between the home and Oak Drive will accommodate the pool within an existing fenced area.

8. The proposed location of the pool, within the existing six (6) foot privacy fenced area, will comply with the applicable setback requirements for this home which was built under a prior Ordinance.

9. The Applicants also demonstrated, and the Fairview Township Zoning Officer concurred, that the proposed above-ground swimming pool will meet all the other requirements of Section 300-50 and the general requirements for variances enumerated in the Fairview Township Zoning Ordinance Section 300-99.E(4).

CONCLUSIONS

1. Private Household Swimming Pools are permitted in the Single-Family Residential Zoning District, subject to compliance with the criteria of Sections 300-50 of the

Zoning Ordinance. In this matter the Applicants demonstrated that their proposed above-ground pool will meet all the requirements of Section 300-50 of the Ordinance excepting the “front yard” prohibition in 300-50.B. The Applicants further demonstrated that because of the configuration of their lot with two “front” yards and narrow side yards, they are entitled to a dimensional variance for their pool to be located in the front yard adjoining Oak Drive.

2. The application meets all of the remaining standards established under Section 300-50 of the Zoning Ordinance, and further meets all of the general criteria for a variance set forth in Section 300-99.E(4) of the Zoning Ordinance. The variance for the installation of an above-ground swimming pool in the front yard along Oak Drive should, therefore, be granted.

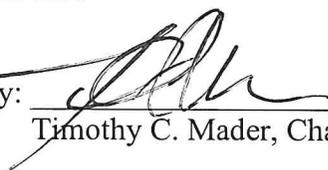
DECISION

On the basis of the foregoing findings and conclusions and on the basis of all the testimony and evidence presented at the Hearing, the Zoning Hearing Board hereby grants the application for a variance authorizing the installation of an above-ground swimming pool in the front yard of Applicants’ residence at 113 Green Lane Drive, Camp Hill, PA, along the Oak Drive side within the existing privacy-fenced area.

The application was approved upon the motion made by Mr. Bashore, seconded by Mr. McElhenie and adopted 3-0 by the Board members present and voting.

FAIRVIEW TOWNSHIP ZONING HEARING
BOARD

Dated: May 20, 2021

By: 

Timothy C. Mader, Chairman

Distribution:
Applicants



ZONING HEARING BOARD APPLICATION
YORK COUNTY, PENNSYLVANIA

❖ Part 1:

APPLICANT(S)/EQUITABLE OWNER

Name: Joel + Jordan Northridge
Address: 113 Green Lane Drive
Camp Hill, PA, 17011
Phone: 717-557-3889

EXISTING OWNER OF PROPERTY:

Name: Joel + Jordan Northridge
Address: 113 Green Lane Drive
Camp Hill, PA, 17011

PROPERTY LOCATION:

Address: 113 Green Lane Dr
Camp Hill, PA, 17011
Lot Size: .29 acres
Date Purchased: Nov. 2010
Location: Green Lane Farms

PRESENT USE OF PROPERTY:

Residential Home
single family dwelling

EXISTING ZONE: RS Single Family
Residential Zoning District

❖ Part 2:

ZONING REQUEST (Identification of the applicable request(s)):

- () SUBSTANTIVE CHALLENGE
- () SPECIAL EXCEPTION
- () VARIANCE
- () APPEAL OF THE ZONING OFFICERS DECISION

SECTION(S) OF ZONING ORDINANCE WHICH APPLY TO THIS REQUEST - Please identify the specific section(s) of the Zoning Ordinance involved in the request):

Article VII 300-50

❖ Part 3:

DESCRIPTION OF REQUEST:

We would like to set up a recreational pool for our
family. It's a 15'x24'x54" above ground pool. There is already
a 6' privacy fence in place as a barrier to the side walks, road,
and passers-by.

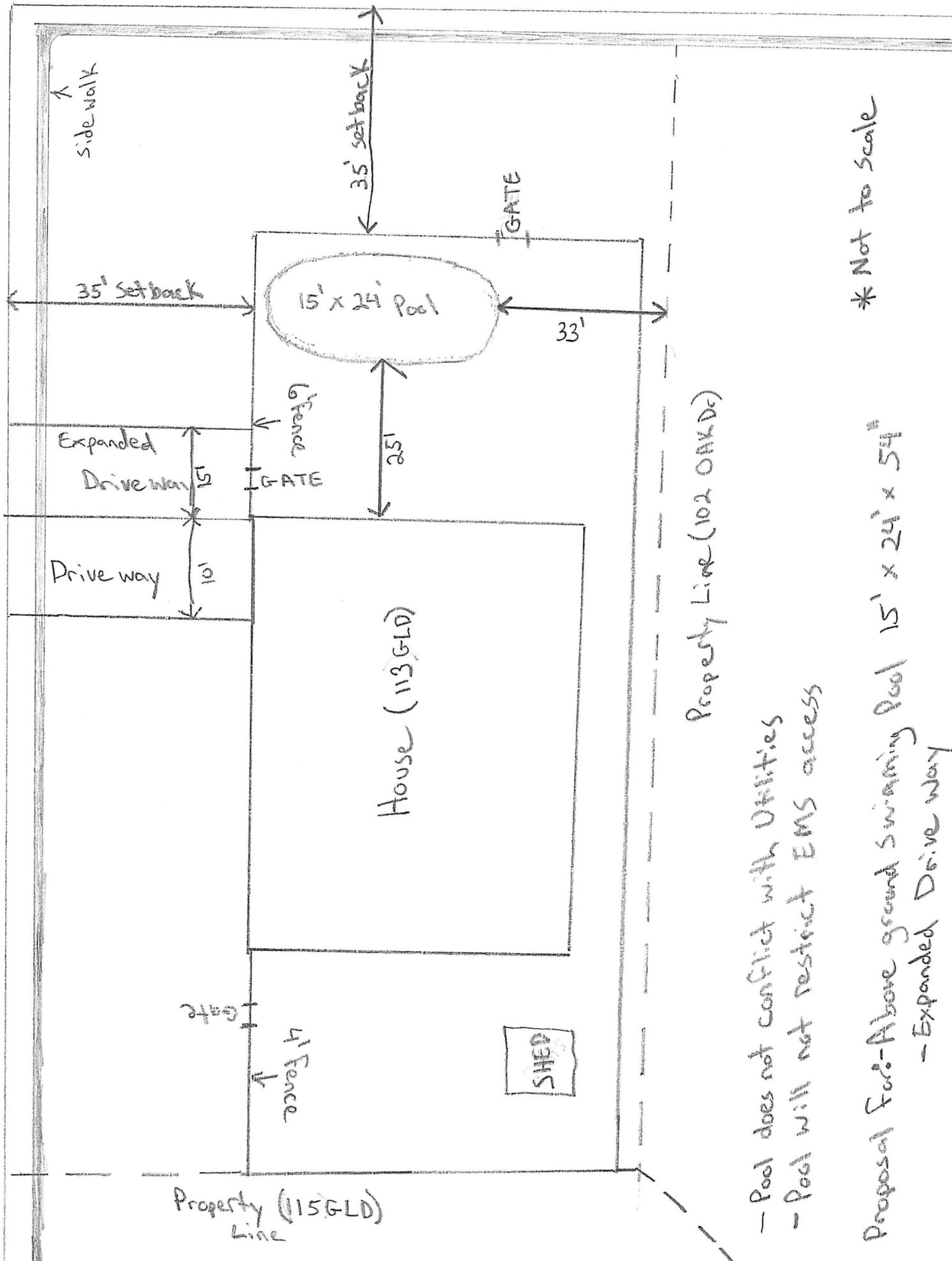
❖ Part 4

LIST ALL INDIVIDUAL PROPERTY OWNERS WITHIN 200 FEET OF THE PERIMETER OF THE ENTIRE PROPERTY.

NAME	ADDRESS	USE TYPE
Kenyon + Kimberly Smith	101 Oak Dr Camp Hill, PA, 17011	Residential
Lisa Barker	102 Oak Dr. Camp Hill, PA, 17011	Residential
Dave + Stacy Kennerly	103 Oak Dr. Camp Hill, PA, 17011	Residential
Douglas Smith	104 Oak Dr. Camp Hill, PA, 17011	Residential
Jim + Bonnie Glatfelter	107 Green Lane Dr Camp Hill, PA, 17011	Residential
Bo + Erica Dutton	108 Green Lane Dr Camp Hill, PA, 17011	Residential
Doris Souder	109 Green Lane Dr Camp Hill, PA, 17011	Residential
Tony McCurdy + Brenda Washington	110 Green Lane Dr Camp Hill, PA, 17011	Residential
Marc + Melissa Dalton	112 Green Lane Dr Camp Hill, PA, 17011	Residential
Lexie + Forest Mengle	114 Green Lane Dr Camp Hill, PA, 17011	Residential
Richie + Vagisha Siganony	115 Green Lane Dr Camp Hill, PA, 17011	Residential
Megan + Joe Wright	116 Green Lane Dr Camp Hill, PA, 17011	Residential
David + Linda Deremer	117 Green Lane Dr. Camp Hill, PA, 17011	Residential

Green Lane Drive

Oak Drive



Property Line (102 OAK Dr.)

- Pool does not conflict with Utilities
- Pool will not restrict EMS access

* Not to scale

Proposal For: Above ground Swimming Pool 15' x 24' x 54"

- Expanded Drive way



Subject The ^Pool^ Factory: New Order # 100212921
To: [Joel Northridge <ddognort@yahoo.com>]
From The Pool Factory <info@thepoolfactory.com>
Date Wed, Jan 27, 2021 at 6:22 PM



Hello, Joel Northridge

Thank you for your swimming pool purchase from The Pool Factory. If you have any questions about your order, please [click here](#) to leave a message for one of our customer support specialists.

Once your pool ships we will send an email with a link to track your order. Please allow up to 48 hours for the trucking company to update your shipping status on its website. Once you receive your swimming pool please make sure the total number of cartons on the delivery receipt match the total number of cartons you're receiving.

****Important**** Please make a note on the delivery receipt (before signing) of any visible damage and/or shortage. Concealed damages must be reported within 72 hours after receiving your shipment.

Some helpful links when you're ready to install your swimming pool:

- [Round / Oval Pool Installation Instruction Manuals and Videos](#)
- [How to Install a Base For Your Above Ground Pool Liner](#)
- [Help & Support for all of our products](#)

Your order confirmation is below. Thank you again for your business.

Your Order #100212921 (placed on January 27, 2021 6:21:59 PM EST)

Billing Information:

Joel Northridge
 113 GREEN LANE DR
 CAMP HILL, Pennsylvania, 17011-8315
 United States
 T: (717) 557-3889
 M: (718) 557-3889

Shipping Information:

Joel Northridge
 113 GREEN LANE DR
 CAMP HILL, Pennsylvania, 17011-8315
 United States
 T: (717) 557-3889
 M: (718) 557-3889

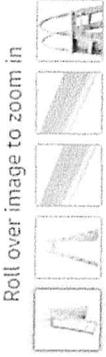
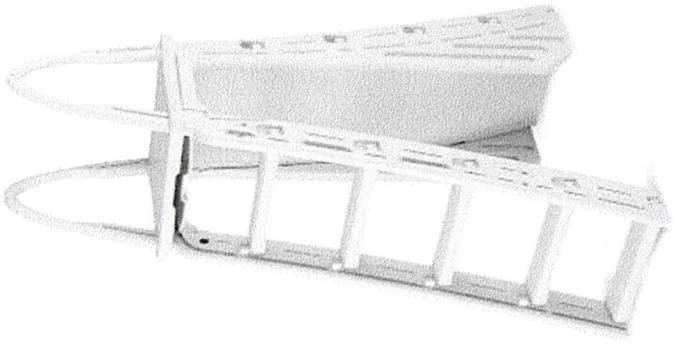
Item	SKU	Qty	Subtotal
My Pool Package™			\$4,000.00
15'x24'x54" Melenia Oval Pool	MEL-O-15X24X54-D	1	
Thru-Wall Skimmer & Return Fitting	SKIMMER	1	
15'x24'x54" Oval Uni-Bead Catalina Liner - 30 Gauge	LI1522454CAU30	1	
15'x24' Oval Peel N' Stick Foam Pool Cove - Gladon XL	15x24-17PCS-BDL	1	
15'x24' Oval Armor Shield Liner Floor Pad	30942-15x24	1	
15'x24' Oval Ultimate Guard Winter Cover	WINCOVER-O-15X24-ULTIMATE	1	
15'x24' Oval Space Age Silver/Blue Solar Cover	SOLCOVER-O-15X24-SA	1	
FeherGuard Premium 15/16' Solar Cover Reel	FGL16M-FG7B-BDL	1	
Hydrotools Cartridge Filter System 1.5HP Pump	70150	1	
Hayward CL200 In-Line Above-Ground Chlorinator	CL200	1	
Item	SKU	Qty	Subtotal
		Subtotal	\$4,000.00

Shipping	\$39.00
Tax	\$242.34
Grand Total	\$4,281.34

Thank you again, **The Pool Factory**

Once your pool ships we will send an email with a link to track your order. Please allow up to 48 hours for the trucking company to update your shipping status on its website.

Back to results



Confer Plastics A-Frame 7200 Above Ground Adjustable Pool Roll-Guard Safety Ladder

Brand: Confer Plastics
★★★★☆ 1,589 ratings

List Price: ~~\$269.76~~
Price: **\$229.99 & FREE Shipping**
You Save: \$59.77 (21%)

Get \$50 off instantly: Pay \$179.99 upon approval for the Amazon Rewards Visa Card.

Size: **Safety Ladder**

Brand	Confer Plastics
Color	Gray
Material	Plastic
Item Weight	16 Ounces
Item	24 x 60 x 9 inches
Dimensions	
LxWxH	

About this item

- Adjusts to fit 48 inch to 54 inch tall pools
- Ladder has an extra large platform and is equipped with large 18 inch x 5 inch comfortread steps.
- 300 lb weight capacity.