Established 1803
FAIRVIEW TOWNSHIP

ZONING HEARING BOARD APPLICATION

YORK COUNTY, PENNSYLVANIA

❖ ***Part 1:***

APPLICANT(S)/EQUITABLE OWNER
Name: Clint N Leakway
Address: 680 Corn Hill Rd
Etters PA 17319
Phone: (717) 409-4381

PROPERTY LOCATION:
Address: 680 Corn Hill Rd
Etters PA 17319
Lot Size: 10 acres
Date Purchased: NOV 2003
Location: 680 Corn Hill Rd
Etters PA 17319

EXISTING OWNER OF PROPERTY:
Name: Clint & Tracy Leakway
Address: 680 Corn Hill Rd
Etters PA 17319

PRESENT USE OF PROPERTY:
resident

EXISTING ZONE: Single Family Residental RS

❖ ***Part 2:***

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

( ) SUBSTANTIVE CHALLENGE

(X) 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):
300-15

❖ ***Part 3:***

DESCRIPTION OF REQUEST:
To start a venue on our property.
Venue is only from 1 MARCH – Oct 31
See pictures and additional information attached

❖ ***Part 4***

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

NAME	ADDRESS	USE TYPE
Troy Jensen, Deb	684 Corn Hill Rd, Etters PA 17319	residential
Grover Herr, Mary	664 Corn Hill Rd, Etters, PA 17319	residential
Robert J Huntsberger Susan	660 Corn Hill Rd, Etters PA 17319	residential
James J Wilson	Corn Hill Rd, Etters PA 17319	residential Aux-VL with improvement
Geary Huntsberger	Valley Rd, Etters PA 17319	Clean & Green
Derrick E. Goodling	268 Valley Rd, Etters PA 17319	residential
Randy A Gardner, Tracy	661 Bamberger Rd, Etters PA 17319	Clean & Green

❖ ***Part 5 For office use only:***

ZONING HEARING BOARD CHECKLIST

Application Received:_____

Property Zoned:_____

Asking for Special Exception, Variance or Appeal:_____

Case No.:_____

Fees Paid:_____

Hearing Date:_____

Draft Public Notice sent to Attorney for review:_____

Notice sent to Newspaper:_____

Notice Published in Newspaper:_____

Notice Mailed to Property Owners in 225ft. Buffer:_____

Public Notice Posted on Property:_____

ZHB Packets Mailed and Emailed:_____

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FAIRVIEW TOWNSHIP

APPLICATION FOR A CERTIFICATE OF USE FOR A NO-IMPACT HOME OCCUPATION

599 LEWISBERRY ROAD
NEW CUMBERLAND, PA 17070-2399
PHONE: 901-5220 FAX: 901-5233

Applicant Name: Clint N LeaKway
Address: 680 Corn Hill Road, Etters PA 17319
Address of proposed Home Occupation (if different than above): SAME AS ABOVE
Phone: (717) 409-4381

Proposed Business Name: Firever Wedding Venue Business Phone: (717) 409-4381
Type/Nature of Business: Venue

Proposed hours of operation: 8:00AM - 10:00p.m. M/T/W/TH/F/S/S

Location of business in the home: Business is located in back of home - in field
Property is 10 acres

Approximate area of use for the business inside the home: NONE square feet
*If a specific area is being proposed to have the business in the home, a sketch must be attached

Number of employees (not including owner): 0 Number of off-street parking spaces: 100

Anticipated start date of home occupation: January 1, 2023

Number of persons/customers visiting the premises at any one time: max 160,
Explain:

Will the proposed business increase refuse? (X) Yes ( ) No
If yes, please explain: Trash from event

Will any signs be associated with the proposed use? (X) Yes ( ) No
If yes, please explain: NOT a permanent sign

Will outside deliveries be made to home? (X) Yes ( ) No
If yes, please explain: Tent

Will any machinery or equipment be in use associated with your home occupation? ( ) Yes (X) No
If yes, please explain:

Will any fabrication of materials be taking place with the proposed home occupation? ( ) Yes (X) No

If yes, please explain: _____

Will there be any storage of materials or supplies at the home? (X) Yes ( ) No.
If yes, please explain: Tables and chairs

I hereby certify that the proposed use described herein is authorized by the owner of record, and that the proposed use will comply with all applicable regulations of the Fairview Township Zoning Ordinance.

Signature of Applicant: Clint [illegible] Date: 10-17-2022

----------**DO NOT WRITE BELOW THIS LINE** ----------

Zoning District:_____ Tax Map No.: _____ Parcel No.: _____

Public Water: ( )Yes ( )No Public Sewer: ( )Yes ( )No Residential Use: ( )Yes ( )No

The review of this application has determined that the proposed use would be a: ( ) No-Impact Home Occupation, ( ) Home Occupation, as outlined by the current Zoning Ordinance guidelines established by Ordinance 2014-5. Based on the ordinances and the information indicated above the application has been:

APPROVED: _____ DISAPPROVED_____
** Decisions of the Zoning Officer can be appealed to the Zoning Hearing Board.*

Reason/Conditions:_____

Zoning Officer: _____ Date: _____

Additional information:

Location of venue is 1200 from Corn Hill Road.

Main location of venue is behind house.

Closest resident house (Grover Herr) to venue is 1000 feet.

Months of operation: March thru October

Day and Times of operations:

Thursday thru Sunday

8:00 am to 10:00 pm

Renter is only renting the property.

Maximum number of attendances: 160

Dumpster provided for additional refuse

Property is on public sewer

Additional portable toilets are at the expense of renter.

Parking for 100 vehicles, is located on side and rear of resident.

No sale of any goods.

No facility for carters, must be self-contained.

All vendors are at renters' expense, requiring insurance.

House is not available for rent.

Pictures attached showing surrounding properties and venue site.

Corn Hill Rd
parking lot
tent
LEAKWAY property
10 acres
Clean & Green

Looking
West
towards
Corn Hill Rd

Looking North towards Valley Rd

Looking South towards Fisher Rd

Looking
East
towards
Bamberger Rd

Grover Herr,
Mary
property line

looking
toward
Leakway
property

Robert J
Huntsberger,
Susan

property line
looking
towards
LEAKWAY
Property

Troy Jensen,
Deb

property
line

looking
toward

LEAKWAY
property

Randy A Gardner, property Tracy line looking at LEAKWAY property

Property:
Geary
Huntsberger

property line
looking at
Leakway
property

James J
Wilson
property line
looking at
LEAKWAY
property