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Christian R. Miller, Direct E-mail:
cmiller@mpl-law.com

September 14, 2022

Escambia Properties, LLC
18 Sage Crest Circle
Enola, PA 17025

VIA REGULAR MAIL

RE: Fairview Twp. Zoning Hearing Board – No. 2022-05

To Whom It May Concern:

Enclosed please find the fully executed decision of the Fairview Twp. Zoning Hearing Board for Docket No. 2022-05 related to Escambia Properties, LLC's zoning hearing board application, heard and decided by the Zoning Hearing Board on August 18, 2022.

Thank you.

Very truly yours,

MPL LAW FIRM

A handwritten signature in blue ink, appearing to read 'Christian R. Miller'.

Christian R. Miller, Esquire

Enclosure

Cc: Fairview Township Zoning Hearing Board (c/o Stephen Waller, Zoning Officer)
Atty. Jayn Katherman (via email)

**BEFORE THE FAIRVIEW TOWNSHIP
ZONING HEARING BOARD**

DECISION

**IN RE: APPLICATION OF ESCAMBIA PROPERTIES, LLC
APPLICATION NO. 2022-05**

APPLICANT(S): ESCAMBIA PROPERTIES, LLC
HEARING DATE: August 18, 2022
DECISION DATE: August 18, 2022
APPEARANCES: Jayne Katherman, Esq. (Attorney - Barley Snyder) and Terry Dilo (Engineer – Integrated Consulting), both on behalf of Applicant Sarah Wise, Jack Snyder and Jaime Snyder, Jonathan Yost (all in opposition to the Application)
Stephen Waller, Township Zoning Officer
EXHIBITS: Exhibit 1 – Application (including all submittals)
Exhibit 2 – Tax Map print out of 674 Beinhower Rd. (marked as Applicant’s Exhibit A)
Exhibit 3 – Tax Map print out of 380 Cameron St. (marked as Applicant’s Exhibit B)
Exhibit 4 – Site Plan (marked as Applicant’s Exhibit C)
SUBJECT PROPERTIES: 674 Beinhower Rd., Goldsboro, PA 17319
UPI # 27-000-QG-0096.J0-00000
380 Cameron St., Goldsboro, PA 17319
UPI # 27-000-QG-0097.R0-00000

BACKGROUND

This decision of the Fairview Township Zoning Hearing Board (the “**Board**”) is from an application filed by Escambia Properties, LLC (the “**Applicant**”) with Fairview Township (the “**Township**”) (the “**Application**”), seeking zoning relief under the Township’s Zoning Ordinance (the “**Ordinance**”) for two (2) dimensional variances, both from § 300-21(B) (Table 5-4) of the Ordinance, to permit two (2) existing structures to be located within the front yard setback (30 ft. for RMU District and 40 ft. for RS District) due to the proposed construction and location of a new road related to said existing structures (and the new front yard property lines such road will create). The subject properties are located at 674 Beinhower Rd., Goldsboro, PA 17319, having UPI # 27-000-QG-0096.J0-00000 (the “**Beinhower Property**”), which is located in the Residential Mixed Use (RMU) Zoning District, and 380 Cameron St., Goldsboro, PA 17319, having UPI # 27-000-QG-0097.R0-00000 (the “**Cameron Property**” and collectively with the Beinhower Property, the “**Properties**”), which is located in the single Family Residential (RS) Zoning District.

A hearing was held on the Application on Thursday, August 18, 2022 at 6:30 p.m. at the Fairview Township Building. The Zoning Hearing Board was represented by Timothy Mader (Chairman), Keith Bashore, and Mark Perry (with alternate member Daniel Alderman in attendance and participating, but not being a voting member). All published, mailed, and posted

notices were duly given, with no objection thereto being made in writing or orally at the time of the hearing. Limited questioning/testimony in opposition to the Application was offered by the Township residents noted above. After hearing the testimony and viewing the evidence in this matter, the Board makes the following determinations:

FINDINGS OF FACT

1. Escambia Properties, LLC ("*Applicant*") is the current equitable owner of the Beinhower Property pursuant to an agreement of sale with the legal owners, Clinton Hoffman and Kimberly Hoffman, husband and wife, dated November 1, 2021.

2. Applicant is also the owner of the Cameron Property by and through Daniel McGuire and Scott Boone, both of whom are the members of Applicant.

3. The Application proposes a multi-dwelling development on the Beinhower Property, which is a permitted use in the RMU District, which will be serviced by a proposed road running through the Beinhower Property and exiting through the Cameron Property.

4. The proposed road will encroach on the setback of the existing residential structure on the Beinhower Property, with said setback being 3.7 ft. from the proposed road's right of way and 13.7 feet from the edge of said proposed road.

5. The minimum setback in the RMU District, where the Beinhower Property is located, is 30 ft.

6. The proposed road will encroach on the setback of the existing residential structure on the Cameron Property, with said setback being 18.7 ft. from the proposed road's right of way and 28.7 feet from the edge of said proposed road.

7. The minimum setback in the RS District, where the Cameron Property is located, is 40 ft.

8. Applicant intends to demolish the detached garage on the Cameron Property.

9. The purpose for Applicant's variance requests is to preserve each of the structures on the respective Properties due to their age and historic nature, although neither structure is currently listed on any national, state or local registry for historic buildings.

10. Applicant testified that the proposed development project was a permitted use, and that in the event the zoning relief requested in the Application was denied, the project would move forward, only with said existing structures on the respective Properties needing to be demolished.

11. The Beinhower Property is encumbered by a 20 ft. right of way which runs parallel to the boundary line between the Township and Newberry Township with said right of way located north of said boundary line.

12. The proposed site plan, being Exhibit 4 (marked as Applicant's Exhibit C), shows the location of some improvements/construction on the right of way, although Applicant testified that it was in the process of negotiating the release, termination, or relocation of said right of way with the easement holder.

13. Applicant testified that in the event the right of way issue could not be resolved, the submitted site plan would have to be adjusted to account for, and leave open, the right of way.

14. The proposed site plan, being Exhibit 4 (marked as Applicant's Exhibit C), shows temporary cul-de-sac terminations on two (2) of the interior streets, with said terminations being on or near the boundary line between the Township and Newberry Township.

15. Despite the depiction on said plan, Applicant testified that Applicant intended to develop the portion of the Beinhower Property located in Newberry Township (shown as vacant on the submitted site plan, being Exhibit 4 (marked as Applicant's Exhibit C)), that a plan had currently been submitted to Newberry Township, and that all access, ingress and egress to said Newberry Township portion of said residential development would be accessed through the proposed road as depicted on the site plan, being Exhibit 4 (marked as Applicant's Exhibit C).

16. Applicant testified that 99 residential structures were proposed for the Township portion of the residential development (94 new townhomes, 3 new single homes, and the 2 existing dwellings), but could not comment on the proposed number of residential structures for the Newberry Township portion of the residential development.

17. Applicant also testified that wetlands were present on the Beinhower Property, which would limit or prohibit certain development locations on the Beinhower Property.

18. Stephen Waller, Township Zoning Officer, testified on behalf of the Township. Mr. Waller confirmed the notice requirements for the Application have been met. He also testified that the Township Planning Commission had recommended approval of the Application.

CONCLUSIONS OF LAW

1. The Applicant has failed to establish the elements required for dimensional variances from § 300-21(B) (Table 5-4) of the Ordinance to reduce the front yard setbacks from 30 ft. to 3.7 ft. for the Beinhower Property (in the RMU District) and from 40 ft. to 18.7 ft. for the Cameron Property (in the RS District).

2. The Applicant has not established that the proposed residential development may not be developed in strict conformance with the Ordinance. The testimony confirms the proposed residential development may be developed in strict conformance with the Ordinance but the Applicant prefers to not do so (by demolishing the two (2) existing dwelling structures) for reasons of preservation, and/or potentially financial or convenience considerations, none of which are not grounds for a variance.

3. The hardship, being the construction and location of the proposed road in the proposed residential development, is self-created because the Applicant has decided to propose and potentially construct the proposed residential development, which includes the location and construction of the proposed road through said development.

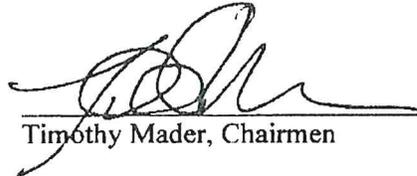
DECISION

Mr. Perry moved to deny the dimensional variances from § 300-21(B) (Table 5-4) of the Ordinance to reduce the front yard setbacks from 30 ft. to 3.7 ft. for the Beinhower Property (in the RMU District) and from 40 ft. to 18.7 ft. for the Cameron Property (in the RS District) because the Application fails to meet the requirements for the grant of a variance as set forth in § 300-99(E)(4) of the Ordinance based on the evidence presented at the hearing. Mr. Bashore seconded the motion. Upon a vote, the Fairview Township Zoning Hearing Board unanimously denied the motion. Mr. Alderman, as the alternate member participating only in such alternate capacity, did not vote.

APPLICANT SHALL ABIDE BY ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDINANCES PERTAINING TO PERMISSIONS GRANTED BY THIS DECISION.

APPLICANT SHALL PROCEED PURSUANT TO THIS DECISION IN ACCORDANCE WITH THE TESTIMONY AND EXHIBITS PRESENTED AT THE HEARING.

Date: 9/14/22



Timothy Mader, Chairmen

ANY PERSON AGGRIEVED BY THIS DECISION OF THE FAIRVIEW TOWNSHIP ZONING HEARING BOARD MAY APPEAL TO THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA. THE APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS FROM THE MAILING OF THESE FINDINGS OF FACT, CONCLUSIONS OF LAW AND THE ABOVE DECISION.

MAIL DATE: 9/14/22



ZONING HEARING BOARD APPLICATION
YORK COUNTY, PENNSYLVANIA

❖ **Part 1:**

APPLICANT(S)/EQUITABLE OWNER
Name: Escambia Properties, LLC
Address: 18 Sage Crest Circle, Enola, PA 17025
Phone: 717-870- 5045

PROPERTY LOCATION:
Address: 674 Beinhower Road
Lot Size: 47.02 acres
Date Purchased: _____
Location: Located at the dividing line of Fairview Twp and Newberry Twp., at the intersection of Beinhower Rd. and Old York Rd.

EXISTING OWNER OF PROPERTY:
Name: Clinton L. and Kimberly A. Hoffman
Address: Same as property address.

PRESENT USE OF PROPERTY: Single family residence and farmland
EXISTING ZONE: Residential Mixed Use (RMU) with portions in Single Family Residential (RS)

❖ **Part 2:**

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

- () SUBSTANTIVE CHALLENGE
- () SPECIAL EXCEPTION
- (X) 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): Section 300.21.A Table 5-4

❖ **Part 3:**

DESCRIPTION OF REQUEST: See attached narrative.

AGREEMENT OF SALE FOR REAL ESTATE

THIS AGREEMENT OF SALE FOR REAL ESTATE ("Agreement of Sale"), is made and entered into this 15TH day of NOV 2021, between Clinton L. Hoffman and Kimberly A. Hoffman, husband and wife ("Seller") and Escambia Properties, LLC, a Florida limited liability company ("Buyer").

BACKGROUND

- A. Seller is the owner of an improved parcel of residential real estate situate in Newberry and Fairview Townships, York County, Pennsylvania, being the premises described as Tax Parcel No. 27-000-QG-0096.J0-00000 with a municipal address of 674 Beinhower Road, Etters, Pennsylvania 17319 with boundaries highlighted in blue on Exhibit A.
- B. Seller desires to sell the above-described real estate to Buyer and Buyer desires to purchase the same from Seller pursuant to certain terms and conditions.
- C. Seller and Buyer now desire to confirm their mutual understanding with respect to such sale in writing.

NOW, THEREFORE, in consideration of the mutual covenants contained and intending to be legally bound hereby, Seller and Buyer agree as follows:

1. **Background.** The background set forth above are incorporated into and made part of this Agreement of Sale.
2. **Subject Real Estate.** The real estate that is the subject of this Agreement of Sale consists of an improved parcel of residential real estate situate in Newberry and Fairview Townships, York County, Pennsylvania, being the premises described as Tax Parcel No. 27-000-QG-0096.J0-00000 with a municipal address of 674 Beinhower Road, Etters, Pennsylvania 17319. Said parcel of real estate with boundaries highlighted in blue on Exhibit A attached to this Agreement of Sale, together with the improvements erected thereon, are hereafter collectively called the "Property". Property contains 47.02 acres, more or less. The Property shall specifically include, but is not limited to, any and all rights directly or indirectly belonging to or under control of Seller or in which Seller has an interest in as of the effective date of this Agreement of Sale or thereafter, as owner of or appurtenant to the Property or otherwise and to, or in respect to, rights or real estate pertaining, connected, subordinate or in proximity to the Property, including, but not limited to, all strips, gores, easements, options, vaults, after-acquired title, development rights, condemnation awards, claims, rights-of-way and leases appurtenant to the Property.
3. **Sale and Purchase.** Seller hereby agrees to sell to Buyer the Property for the purchase price and under the terms and conditions set forth in this Agreement of Sale and Buyer hereby agrees to purchase the Property for the purchase price and under the terms and

IN WITNESS WHEREOF, Seller and Buyer, each intending to be legally bound, have caused this Agreement of Sale for Real Estate to be signed and delivered as of the day and year first above written.

WITNESS:

SELLER:

Name: Robin E. Karnes

Name: Clinton L. Hoffman

BY: Robin E. Karnes

BY: Clinton L. Hoffman

Date: 11-15-2021

Date: 11/15/2021

WITNESS:

SELLER:

Name: Robin E. Karnes

Name: Kimberly A. Hoffman

BY: Robin E. Karnes

BY: Kimberly A. Hoffman

Date: 11-15-2021

Date: 11/15/2021

WITNESS:

BUYER:

Escambia Properties, LLC
a Florida Limited Liability Company

BY: Scott E. Boone

BY: Daniel E. McGuire

Name: Scott E. Boone - Member

Name: Daniel E. McGuire - Manager

Date: 11-15-21

Date: 11/15/21

Description of Request: Applicant is requesting two (2) dimensional variances to reduce the minimum front setback required in the RMU District for two existing structures on the property located at 674 Beinhower Road (the “Property”) from 30’ to 3.7’ and 18.7’ (a reduction of 26.3’ and 11.3’ respectively), as shown on the Exhibit attached to this Application.

Section 300-99 E(4) of the Zoning Ordinance lays out the following standard requirements for a variance:

- (a) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of this chapter in the neighborhood or zoning district in which the property is located.**

There are unique physical circumstances at the Property that create an unnecessary hardship. The Property is primarily zoned RMU, with a small portion also being in the RS district. The purpose statement of the RMU district indicates that the district is to include predominantly moderate-density residential uses. Applicant seeks to maximize use of the Property consistent with the purpose of its zoning designation; however, the Property presents unique challenges due to physical circumstances and conditions of the land. A private 20’ ROW extends through the Property from west to east. This ROW, combined with the presence of significant meandering wetlands, inhibit the placement of infrastructure and housing and compel Applicant’s design as submitted.

- (b) That because of such physical circumstances or conditions, there is not a possibility that the property can be developed in strict conformity with the provisions of this chapter and that the authorization of a variance is therefore necessary to enable reasonable use of the property.**

If any reasonable development of the Property is to be obtained, the presence of two existing dwellings on the Property, together with the limited area available for the proposed development and public roadway, necessitates that Applicant’s plan be drafted as submitted.

- (c) That such unnecessary hardship has not been created by the appellant.**

The unnecessary hardship is the result of the condition of the land. Applicant acquires the land with the existing 20’ ROW, wetlands, and two dwellings, all of which impact the area of developable land.

- (d) That the variance, if authorized, will not alter the essential character of the zoning district or neighborhood in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, and will not be detrimental to the public welfare.**

If authorized, the variance will not alter the essential character of the RMU zoning district or neighborhood, nor will it substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare. Applicant is making every attempt to ensure a cohesive connection with the adjoining residential properties, as evidenced by Applicant's addition of a new public street connecting Beinhower and Cameron Road. The distance of the existing dwellings from the street right of way will have absolutely no negative impact whatsoever on the proposed development or adjacent property owners.

- (e) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulations in issue.**

The requested reduction in front setbacks from 30' to 3.7' and 18.7' are the minimum deviations from Township standards necessary to still allow the two existing structures to be maintained and a reasonable development of the land be undertaken. Therefore, the variance is the minimum variance necessary that will afford relief and represents the least modification possible. The Applicant meets all other applicable dimensional, specific, and general criteria.

- (f) The proposed use complies with Article VI of this chapter relating to Floodplain Overlay Zoning District (FPO) and Chapter 151, relating to floodplains.**

N/A.

Parcel - 27000QG0096J000000



Owner - HOFFMAN CLINTON L & KIMBERLY A

Address - 674 BEINHOWER RD

Tax Municipality - Fairview Twp

School District - West Shore School District

Class - Farm

Land Use - F - Crops & General Farming

Acres - 47.02

Assessed Land Value - 16260

Assessed Building Value - 239250

Assessed Total Value - 255510

Sale Date - 02-FEB-2017

Sale Price - 1

Deed Book - 2407

Deed Page - 2362

Legend

- Selected Parcels
- Parcels
- US Route
- Interstate
- PA Turnpike
- State Road

Mapping Provided by

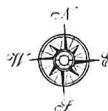


Last Updated: 2/7/2020

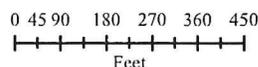
Layers should not be used at scales larger than 1:2400
(Note: Pixilation will occur at scales 1" = below 200 Ft.)
Aerial Photography - 2018

Disclaimer:

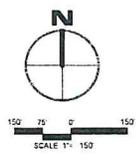
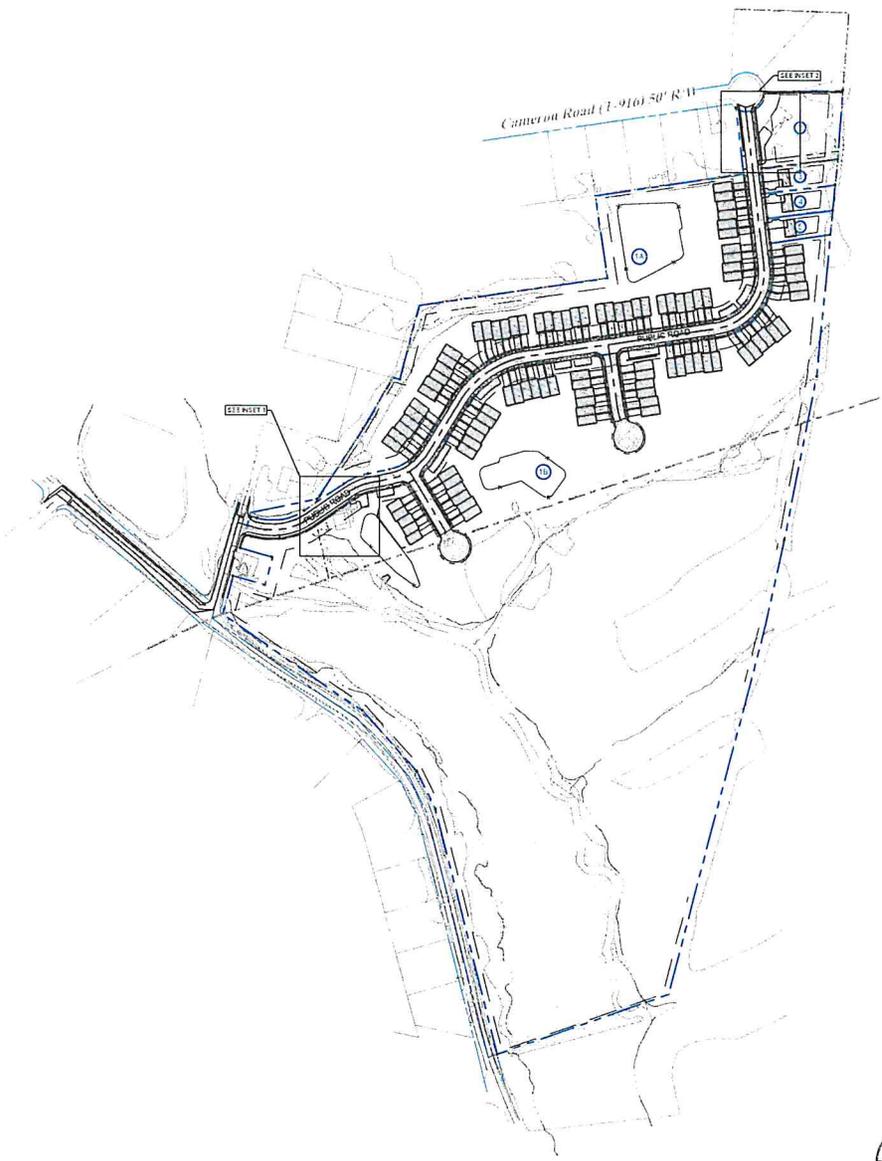
The York County Planning Commission provides this Geographic Information System map and/or data (collectively the "Data") as a public information service. The Data is not a legally recorded plan, survey, official tax map, or engineering schematic and should be used for only general information. Reasonable effort has been made to ensure that the Data is correct; however, the Commission does not guarantee its accuracy, completeness, or timeliness. The Commission shall not be liable for any damages that may arise from the use of the Data.



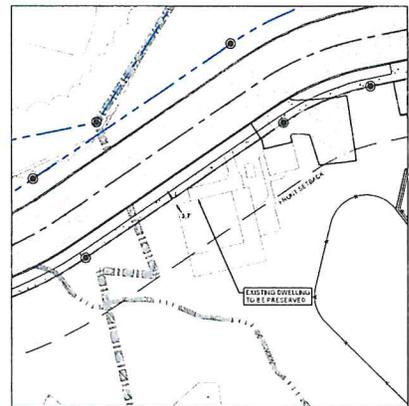
1 inch=377 feet



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VARIANCE REQUEST
 THE APPLICANT IS HERE BY REQUESTING THE FOLLOWING VARIANCES FROM THE FAIRVIEW TOWNSHIP ZONING ORDINANCE:
 VARIANCE SECTION 200.31.A - MINIMUM FRONT SETBACK (EXISTING STRUCTURES)



INSET 1



INSET 2

IC
INTEGRATED CONSULTING
 435 NORTH FRONT STREET
 WICKLIFFE, OHIO 44094
 717.777.8888
 www.icgroup.com

PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN
HOFFMAN TOWNHOMES
 674 BEINHOWER ROAD
 FAIRVIEW TOWNSHIP
 YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ASUNDEL
REVIEWED	JLK
SCALE	AS NOTED
DATE	06/10/2023
PROJECT NO.	21-0181
CAD FILE	
DATE	

REVISIONS	DATE	DESCRIPTION

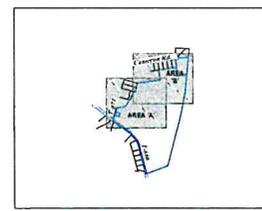
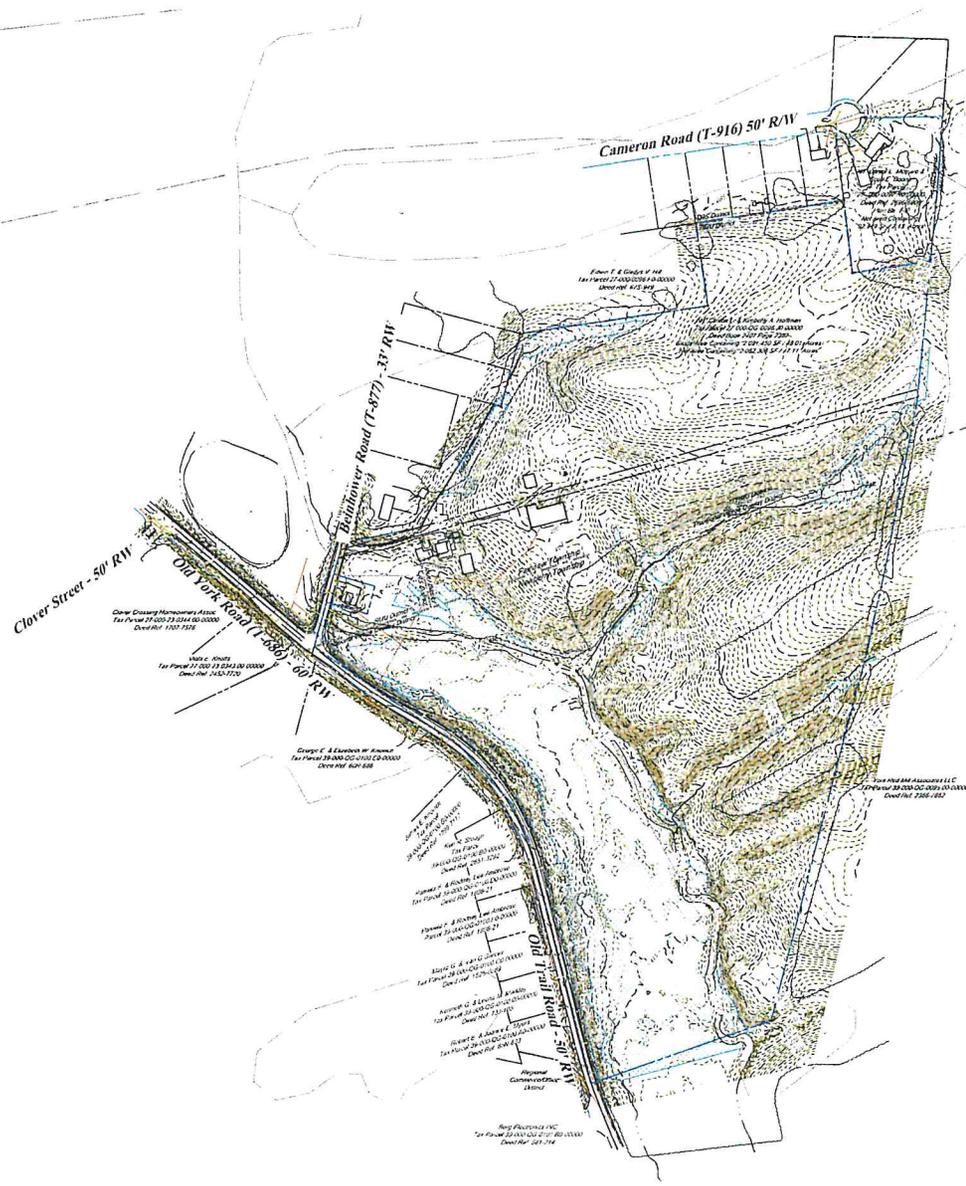
TITLE

VARIANCE EXHIBIT A

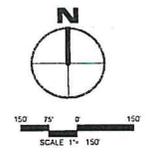
SHEET NO.

1 of 1

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- SURVEY NOTES**
1. THIS SURVEY WAS PERFORMED AND MAPPING FILED AS WITHIN THE BOUNDARY OF A TITLE SEARCH. THIS SURVEY DOES NOT GUARANTEE OWNERS THAT THE PROPERTY IS NOT AFFECTED BY RECORDS OF EASEMENTS OR OTHER RESTRICTIONS WHICH MAY BE DISCOVERED BY A COMPLETE TITLE SEARCH.
 2. BOUNDARY AND LIMITED TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY TRAVAN Z GEOSPATIAL, INC. COMPLETED IN JANUARY 2011.
 3. CONTOURS AND ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1911 NAVD83.
 4. BENCHMARKS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1911 NAVD83.
 5. UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND LIMITED PUBLIC CALL RECORDS EVIDENT AT THE TIME OF THE FIELD SURVEY. PUBLIC CALL RECORD NO. 3220011111 AND WAS ASSIGNED ON JANUARY 2012.
 6. THE SUBJECT PROPERTY LOCUS IS WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNSHIP OF HOLBERT, MAP NO. 42-32201P, EFFECTIVE DATE OF 06/16/18, 2018.
 7. THE LAND LOCATIONS HAVE BEEN DELINEATED BY NORTH AMERICAN VERTICAL DATUM OF 1911 NAVD83.



PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN
HOFFMAN TOWNHOMES
 AT
 674 BEINHOWER ROAD
 FAIRVIEW TOWNSHIP
 YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ASUNILS
REVIEWED	JLK
SCALE	AS NOTED
DATE	02/09/2022
PROJECT NO.	21-0181
CAD FILE	
S1 - EXISTING CONDITIONS	

NO.	DATE	DESCRIPTION
1	02/09/2022	ISSUED FOR PERMITTING PURPOSES

TITLE
EXISTING CONDITIONS PLAN - OVERALL
 SHEET NO.
03 of 31

PROPERTY OWNERS WITHIN 200'

UPI No. & Address	Owner & Mailing Address	Use Type
27-000-QG-0097.R0-00000 380 Cameron Street	Daniel E. McGuire and Scott E. Boone 18 Sagecrest Circle Enola, PA 17025	Residential
27-000-QG-0097.00-00000 382 Cameron Street	Sarah E. Chace 382 Cameron Street Etters, PA 17319	Residential
27-000-QG-0097.U0-00000 384 Cameron Street	Kenneth L. and Judith D. Fogleman 384 Cameron Street Etters, Pa 17319	Residential
27-000-QG-0097.K0-00000 386 Cameron Street	Joel D. and Claudia Fetter 386 Cameron Street Etters, PA 17319	Residential
27-000-QG-0097.J0-00000 388 Cameron Street	George E. and Eileen M. Kell 388 Cameron Street Etters, PA 17319	Residential
27-000-QG-0097.E0-00000 388 Cameron Street	George E. and Eileen Kell 388 Cameron Street Etters, PA 17319	Residential
27-000-QG-0097.F0-00000 392 Cameron Street	Daniel L. and Sarah B. Slantis 392 Cameron Street Etters, PA 17319	Residential
27-000-QG-0096.F0-00000 Beinhower Road	Edwin T. and Gladys V. Hill 654 Beinhower Road Etters, PA 17319	Residential
27-000-QG-0096.B0-00000 Beinhower Road	Edwin T. and Gladys V. Hill 654 Beinhower Road Etters, PA 17319	Residential
27-000-QG-0096.C0-00000 660 Beinhower Road	James T. Young, Trustee for James T. Young Revocable Trust Agreement 189 Fisher Road Etters, PA 17319	Residential
27-000-QG-0096.D0-00000 662 Beinhower Road	John E. and Debra J. Adlridge 662 Beinhower Road Etters, PA 17319	Residential
27-000-QG-0096.G0-00000 670 Beinhower Road	David W. and Vondelle M. Davare 670 Beinhower Road	Residential

	Etters, PA 17319	
27-000-QG-0096.E0-00000 666 Beinhower Road	James E. and Bonnie L. Smith 666 Beinhower Road Etters, PA 17319	Residential
27-000-QG-0096.H0-00000 690 Beinhower Road	Fairview Township 599 Lewisberry Road New Cumberland, PA 17070	Water/Sewage Plant
27-000-QG-0098.A0-00000 684 Old York Road	Sabrena L. Hartley 684 Old York Road Etters, PA 17319	Farm
27-000-23-0343.00-00000 589 Old Trail Court	Viola E. Knotts 589 Old Trail Court Etters, PA 17319	Residential
39-000-QG-0215.00-00000 Old York Road	DCM Development Company 11 Valley Road Etters, PA 17319	Residential
39-000-QG-0100.E0-00000 715 Old Trail Road	George E. and Elizabeth W. Knovich 715 Old Trail Road Etters, PA 17319	Residential
39-000-QG-0100.G0-00000 719 Old Trail Road	James E. Knovich 719 Old Trail Road Etters, PA 17319	Residential
39-000-QG-0100.B0-00000 Old Trail Road	Ken R. Stough 159 S Findlay Street York, PA 17402	Residential
39-000-QG-0100.D0-00000 735 Old York Road	Pamela F. and Rodney Lee Ambrose 1350 Asper Drive Boiling Springs, PA 17007	Residential
39-000-QG-0100.F0-00000 Old Trail Road	Pamela F. and Rodney Lee Ambrose 1350 Asper Drive Boiling Springs, PA 17007	Residential
39-000-QG-0100.C0-00000 755 Old Trail Road	Mayra G. and Ivan G. Garces 755 Old Trail Road Etters, PA 17319	Residential
39-000-QG-0100.00-00000 745 Old Trail Road	Kenneth G. and Leona M. Markley 745 Old Trail Road Etters, PA 17319	Residential
39-000-QG-0100.A0-00000 775 Old Trail Road	Robert E. Myers, Jr. and Joanne E. Myers 775 Old Trail Road	Commercial/Residential

	Etters, PA 17319	
39-000-QG-0101.B0-00000 825 Old Trail Road	Berg Electronics Inc. 825 Old Trail Road Etters, PA 17319	Warehouse
39-000-QG-0095.00-00000 40 Red Mill Road	York Red Mill Associates LLC Attn: WMS Partners 1 Olympic Place, Suite 800 Towson, MD 21204	Farm
27-000-QG-0071.00-00000 Valley & Beinhower Road	West Shore School District 507 Fishing Creek Road PO Box 803 New Cumberland, PA 17070	Farm