



96 South George Street, Suite 520, York, Pennsylvania 17401  
Tel: (717) 845-1524 • Fax: (717) 854-6999 • [www.mpl-law.com](http://www.mpl-law.com)

Christian R. Miller, Direct E-mail:  
[cmiller@mpl-law.com](mailto:cmiller@mpl-law.com)

December 19, 2022

C. Richard Roseberry, PE  
Colliers Engineering & Design  
941 Marcon Blvd., Suite 801  
Allentown, PA 18109  
[richard.roseberry@colliersengineering.com](mailto:richard.roseberry@colliersengineering.com)  
**VIA REGULAR MAIL and EMAIL**

Vincent Buser, Engineer Project Manager  
PA Turnpike Commission  
700 S. Eisenhower Blvd.  
Middletown, PA 17057  
[vbuser@paturnpike.com](mailto:vbuser@paturnpike.com)  
**VIA REGULAR MAIL and EMAIL**

**RE: Fairview Twp. Zoning Hearing Board – No. 2022-10**

To Whom It May Concern:

Enclosed please find the fully executed decision of the Fairview Twp. Zoning Hearing Board for Docket No. 2022-10 related to the Pennsylvania Turnpike Commission's zoning hearing board application, heard and decided by the Zoning Hearing Board on December 15, 2022.

Thank you.

Very truly yours,

MPL LAW FIRM

Christian R. Miller, Esquire

Enclosure

Cc: Fairview Township Zoning Hearing Board (c/o Stephen Waller, Zoning Officer)

**BEFORE THE FAIRVIEW TOWNSHIP  
ZONING HEARING BOARD**

**DECISION**

**IN RE: APPLICATION OF THE PENNSYLVANIA TURNPIKE COMMISSION  
APPLICATION NO. 2022-10**

APPLICANT(S): Pennsylvania Turnpike Commission  
HEARING DATE: December 15, 2022  
DECISION DATE: December 15, 2022  
APPEARANCES: C. Richard Roseberry, PE (Colliers Engineering & Design)  
Vincent Buser (PA Turnpike Commission – Project Manager)  
Stephen Waller, Township Zoning Officer  
EXHIBITS: Exhibit 1 – Application (including all submittals)  
Exhibit 2 – Color Site Rendering  
Exhibit 3 – Site Plan  
Exhibit 4 – Twp. Comp. Plan - Map 4  
SUBJECT PROPERTY: 519 Marsh Run Road, New Cumberland, Pennsylvania, 17070  
(Parcels 27-000-RF-0039.00-00000, 27-000RF-0039.A-00000, 27-  
000-RF-0001.A.-00000 and 27-000-RF-0001.D0-0000

**BACKGROUND**

This decision of the Fairview Township Zoning Hearing Board (the “*Board*”) is from an application filed with Fairview Township (the “*Township*”) on November 14, 2022 (the “*Application*”), seeking zoning relief under the Township’s Zoning Ordinance (the “*Ordinance*”), including: (i) an interpretation that the proposed use is a “[g]overnment facility other than municipal-owned uses” under Section 300-15(B)(3) (or alternatively a variance for such use); (ii) a variance from Section 300-16(A) for maximum lot coverage requirements; (iii) a variance from Section 300-16(A) for maximum building footprint requirements; (iv) a variance from Section 300-16(B)(1)(c)[1][a] to relieve Applicant from providing a Natural Resources and Features Site Inventory; (v) a variance from Section 300-16(B)(1)(c)[2][b] for reduced conservation area amount (net tract area); (vi) a variance from Section 300-16(B)(1)(c)[3][a] for Environmental Constraints reducing the developable area; and (vii) a variance from Section 300-57(B)(7)(b) from requiring internal landscape islands for new parking areas with more than 10 parking spaces. The subject property is located at 519 Marsh Run Road, New Cumberland, Pennsylvania, 17070 (on parcels 27-000-RF-0039.00-00000, 27-000RF-0039.A-00000, 27-000-RF-0001.A.-00000 and 27-000-RF-0001.D0-0000 – all of which are currently owned by Applicant). The combined property, being 26.18 acres, is located within both the Township’s Rural Living (RL) Zoning District (15.68 acres) and its Airport Business (AB) Zoning District (11.12) acres.

A hearing was held on the Application on Thursday, December 15, 2022, with the meeting starting at 6:30 p.m.. The Zoning Hearing Board was represented by Mark Perry (Acting Chairman), Keith Bashore, and Daniel Alderman (as the acting alternate member). All published and posted notices were duly given, with no objection thereto being made in writing or orally at the time of the hearing. No testimony in opposition to the Application was offered or taken, and

no parties attended the hearing in opposition. After hearing the testimony and viewing the evidence in this matter, the Board makes the following determinations:

### FINDINGS OF FACT

1. The Pennsylvania Turnpike Commission ("*Applicant*") is the current owner of property located at 519 Marsh Run Road, New Cumberland, Pennsylvania, 17070 (on parcels 27-000-RF-0039.00-00000, 27-000RF-0039.A-00000, 27-000-RF-0001.A.-00000 and 27-000-RF-0001.D0-0000 (the "*Property*").

2. Applicant is an agency created by the Pennsylvania General Assembly and is governed by a board comprised of the then current PennDOT Chairman and other members that must be appointed by the Governor and confirmed by the Pennsylvania Senate.

3. Applicant is subject to specific and uniquely enacted laws and regulations of the Pennsylvania General Assembly.

4. The Turnpike and Applicant are fully integrated into both PEMA and FEMA for emergency response planning.

5. The Property totals 26.80 acres, with 15.68 acres located in the Township's Rural Living (RL) Zoning District (the "*RL Zone*") and 11.12 acres located in the Township's Airport Business (AB) Zoning District (the "*AB Zone*").

6. The portion of the Property located in the AB Zone (the "*Western Portion*") is currently being used by Applicant as an equipment maintenance and storage facility, as well as point of access location for maintenance of roughly 24 miles of the Pennsylvania Turnpike I-76 (the "*Turnpike*") (with such mileage varying based on a variety of circumstances).

7. The portion of the Property located in the RL Zone (the "*Eastern Portion*") is vacant, currently being wooded with steep contours at places and streams on the Property.

8. The current facility was constructed in the 1950's, and was designed to meet the traffic needs of the Turnpike in the 1950's.

9. Pursuant to the plans submitted, as shown on Exhibits 2 and 3 (collectively the "*Plans*"), Applicant seeks to develop the Property to construct and operate an administration and maintenance building, vehicle storage building, salt shed, mix shed, and fuel island along with typical site appurtenances (the "*Project*").

10. The development will be phased due to the need to keep the existing maintenance operation in use during construction in order to continue service of its designated stretch of the Turnpike.

11. Due to the need to keep the current structure in use, the first phase will be the design and construction of the vehicle storage and administration/maintenance buildings on the Eastern Portion of the Property, and once complete the current structures on the Western Portion will be

demolished and the salt shed, mix shed and fuel island will be constructed, all pursuant to the Plans.

12. The location of the Property, and use thereof as proposed in the Application, is vital for Applicant because it permits access to both east and west bound lanes of the Turnpike, is central to the stretch of Turnpike it needs to maintain, and provides short access to the Susquehanna bridge portion of the Turnpike which requires specialized maintenance.

13. Applicant is in the process of upgrading its facilities along the Turnpike to accommodate the current traffic on the Turnpike, as well as to accommodate equipment that is larger and kept in service much longer than prior equipment – all of which requires updated and larger facilities in order to adequately maintain the Turnpike.

14. The current facility cannot adequately service the new, larger equipment or the attachments used for said equipment.

15. The current facility additionally cannot keep the equipment under roof and out of the elements, a key requirement to maintenance and longevity of said equipment which is required to maintain such equipment for their anticipated life span.

16. Pursuant to the Plans, the Project will have the following attributes: (i) a maximum lot coverage of 35%; (ii) a combined building footprint of 54,621 s.f.; (iii) a conservation area amount of 35% of the net tract area (which Applicant testified it will place in a conservation easement); (iv) adjusted Environmental Constraints, which act to reduce the developable area of the Eastern Portion of the Property, pursuant to the Environmental Constraints table contained in the Application (as Exhibit 1); and (v) the provision of end cap landscaping in the proposed parking lots (instead of landscape islands).

17. Applicant, during its testimony, withdrew its variance request from Section 300-16(B)(1)(c)[1][a], in which Applicant sought relief from providing a Natural Resources and Features Site Inventory.

18. Mr. Waller testified that all public notices required by law were duly given, advertised, and posted.

19. Mr. Waller testified that the planning commission did not issue a recommendation on the Application, but stated that the Township staff, and the Township in general (to the best of his knowledge), did not oppose the Application or request.

20. Mr. Waller testified that, as shown on Exhibit 3, the Township's comprehensive plan expressly contemplates the Eastern Portion of the Property as being Community Commercial, however such zoning was not included in the last zoning map amendments.

21. Mr. Waller testified that had such changes been reflected in the most recent zoning amendments, then he is confident Applicant would not need zoning relief, or at least the same extent of zoning relief.

22. Mr. Waller also said he is confident that the zoning discrepancy between the Comprehensive Plan and the Zoning Map will be addressed with the next zoning map and ordinance amendments that will likely begin in the near future.

23. Applicant seeks: (i) an interpretation that the proposed use is a “[g]overnment facility other than municipal-owned uses” under Section 300-15(B)(3) (or alternatively a variance for such use); (ii) a variance from Section 300-16(A) for maximum lot coverage requirements in the RL Zoning District (with a limit of 15% and Applicant proposes 35%); (iii) a variance from Section 300-16(A) for maximum commercial (non-forestry/non-agricultural) building footprint requirements (with a limit of 25,000 s.f. and Applicant proposes a combined footprint of 54,621 s.f.); (iv) a variance from Section 300-16(B)(1)(c)[2][b] for reduced conservation area amount (net tract area), which requires that conservation areas comprise at least 40% of the net tract area (Applicant is proposing only 35% of the net tract area); (v) a variance from Section 300-16(B)(1)(c)[3][a] for Environmental Constraints, seeking to use its prepared Environmental Constraints table (submitted with the Application) for the reduction in developable area (with five (5) specific areas sought for the variance as listed on said table, along with the variations); and (vi) a variance from Section 300-57(B)(7)(b) which requires one (1) internal landscape island for every ten (10) new parking spaces (Applicant seeks relief from said landscape islands altogether, instead providing end cap landscaping).

#### CONCLUSIONS OF LAW

1. The Project and the general use constitutes a “[g]overnment facility other than municipal-owned uses” under Section 300-15(B)(3) and as defined in the Ordinance.

2. The Applicant has established the elements required by Section 300-99(E)(4) of the Ordinance regarding the general criteria for a variance in order to grant the following variances:

a. A variance from Section 300-16(A) for maximum lot coverage requirements in the RL Zoning District to reduce said requirement to 35%;

b. A variance from Section 300-16(A) for maximum commercial (non-forestry/non-agricultural) building footprint requirements to reduce said requirement to 54,621 s.f.;

c. A variance from Section 300-16(B)(1)(c)[2][b] for reduced conservation area amount (net tract area), to reduce said requirement to 35% of the net tract area;

d. A variance from Section 300-16(B)(1)(c)[3][a] for Environmental Constraints, permitting Applicant to use its prepared Environmental Constraints table (submitted with the Application) for the Project; and

e. A variance from Section 300-57(B)(7)(b) (which requires one (1) internal landscape island for every ten (10) new parking spaces) to permit Applicant to instead providing end cap landscaping.

**DECISION**

Mr. Bashore moved to grant the zoning relief requested by the Applicant in the Application, being: (i) an interpretation that the proposed use is a “[g]overnment facility other than municipal-owned uses” under Section 300-15(B)(3); (ii) a variance from Section 300-16(A) for maximum lot coverage requirements in the RL Zoning District to reduce said requirement to 35%; (iii) a variance from Section 300-16(A) for maximum commercial (non-forestry/non-agricultural) building footprint requirements to reduce said requirement to 54,621 s.f.; (iv) a variance from Section 300-16(B)(1)(c)[2][b] for reduced conservation area amount (net tract area), to reduce said requirement to 35% of the net tract area; (v) a variance from Section 300-16(B)(1)(c)[3][a] for Environmental Constraints, permitting Applicant to use its prepared Environmental Constraints table (submitted with the Application) for the Project; and (iv) a variance from Section 300-57(B)(7)(b) (which requires one (1) internal landscape island for every ten (10) new parking spaces) to permit Applicant to instead providing end cap landscaping.

Mr. Alderman seconded the motion. Upon a vote, the Fairview Township Zoning Hearing Board unanimously approved the motion.

**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: 12-19-2022

Mark Perry  
Mark Perry, Acting 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: 12-19-22



ZONING HEARING BOARD APPLICATION
YORK COUNTY, PENNSYLVANIA

❖ Part 1:

APPLICANT(S)/EQUITABLE OWNER

Name: Pennsylvania Turnpike Commission
Address: Attn: Vincent Buser, Engineer Project Mgr.
700 S. Eisenhower Blvd., Middletown, PA 17057
Phone: 717-712-7943

EXISTING OWNER OF PROPERTY:

Name: Pennsylvania Turnpike Commission
Address: 700 S. Eisenhower Blvd.
Middletown, PA 17057

PROPERTY LOCATION:

Address: 519 Marsh Run Road
(off the eastbound lane of Route 76)
Lot Size: 1,109,928 sqft (25.48 acres)
Date Purchased:
Location: Fairview Township, York County, PA

PRESENT USE OF PROPERTY:

Turnpike maintenance facility on lots 39 and 30A
vacant on lots 1A and 1D

EXISTING ZONE: AB and RL zones

❖ 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):
300-16.A., 300-16.B., 300-57.B.(7)(b)

❖ Part 3:

DESCRIPTION OF REQUEST:

Please see Exhibit A for explanation of request.



---

---

❖ *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: \_\_\_\_\_

# Exhibit A

## Description of Request

Applicant, Pennsylvania Turnpike Commission, desires to construct a maintenance facility at 519 Marsh Run Road in Fairview Township, York County, Pennsylvania ("Property"). The property contains a total tract area of approximately 1,140,566 sf or 26.18 acres and is split between the Airport Business (AB) zoning district and Rural Living (RL) zoning district. Of the 26.18 acres within the total tract area, 15.68 acres are within the RL zoning district. The Pennsylvania Turnpike is proposing to demolish the existing facilities and construct an administration and maintenance building, vehicle storage building, salt shed, mix shed, and fuel island along with typical site appurtenances.

Applicant requests an interpretation by the Board as to whether the use meets the definition of B.3 Institutional/Civic Use – Government facility other than municipal-owned uses as defined in Section 300-15 of the Ordinance, which defines permitted uses within the Rural Living zoning district. Section 300-11 defines "Government facility other than municipal-owned uses states" as: "Any establishment, use, facility, and/or structure owned and/or operated by a government, government agency or government authority for valid public health, public safety, public welfare, or similar governmental purpose other than the Township of Fairview, its municipal authorities, and/or authorized agents...". In the event the Board determines that the facility does not meet the definition, Applicant respectfully requests a variance for the use.

Applicant notes that maximum lot coverage for all other non-residential/non-agriculture uses within the RL zone is 15%. Applicant is proposing 35%. Applicant notes the minimum vegetative coverage within the RL zone is 60%. Applicant is proposing 60% vegetative coverage. Applicant notes the maximum commercial, non-forestry/non-agriculture building footprint is 25,000 square feet. Applicant is proposing an 26,361 square foot primary administration and maintenance building and an 28,260 square foot vehicle storage building, making the total 54,621 square feet. Applicant respectfully requests a variance to Section 300-16.A for the aforementioned Area and Design requirements.

Section 300-16.B. provides additional building and site design standards for non-forestry/non-agriculture related development activities and uses in the RL zoning district. Applicant respectfully requests a variance from Section 300-16.B.(1)(c)[1][a], which requires that the applicant provide a Natural Resources and Features Site Inventory.

Applicant respectfully requests a variance from Section 300-16.B.(1)(c)[2][b], which requires that conservation areas shall comprise at least 40% of the net tract area. Applicant is proposing the conservation areas comprise 35% of the net tract area.

The Applicant has prepared the Environmental Constraints table, provided with this Exhibit. Applicant respectfully requests a variance from the items designated as such on the table.

Applicant notes that Section 300-57.B.(7)(b) provides that internal landscape islands are to be provided in parking lots containing more than 10 new parking spaces. Applicant proposes a parking



Engineering  
& Design

lot with 54 parking spaces. Applicant will provide end cap landscaping for aesthetics and increase vegetative coverage, however Applicant does respectfully request a variance from Section 300-57.B.(7)(b).

R:\Projects\2020\20001619A\Applications-Permits\Municipal\Fairview Township\ZHB\Zoning Description of Request.docx

## Project Description

The subject property is located at 519 Marsh Run Road, off the eastbound lane of the Pennsylvania Turnpike (Route 76) in Fairview Township, York County, Pennsylvania. There are existing buildings and storage areas on this site that will be removed as a part of this project. The property contains a total tract area of approximately 26.18 acres. An Enterprise Products transmission gas line runs through the site along the southern property line. The Pennsylvania Turnpike (Route 76) runs along the northern property line, Marsh Run Road runs along the southern property line, residential properties are located to the south and southeast and the construction company E.K. Services, Inc. is located to the northwest. On the other side of the Pennsylvania Turnpike is marshlands and the US Defense Distribution Center.

The Pennsylvania Turnpike is proposing to demolish the existing facilities including the maintenance building, associated structures, storage areas, and access drive onto the Turnpike as well as other associated appurtenances. The Turnpike proposes to construct a 26,361 square foot administration and maintenance building, a 28,260 square foot vehicle storage building, a 9,148 square foot salt shed and a 2,704 square mix shed on the project site. The existing fuel island and tanks will be replaced. The existing sanitary pump station will remain. The existing two-way driveway off of Marsh Run Road and the existing two-way access drive off of the turnpike will remain. A parking lot will be constructed between the administration/maintenance building and the vehicle storage area and provided 54 parking spaces, two of which will be ADA spaces and one of those will be van accessible. The facility will be served by a private well for water and by the existing sanitary pump station and forcemain. Approximately 18 acres will be disturbed as a part of this project.

The subject property is located in the Yellow Breeches Creek watershed, which is not a special protection watershed. The site eventually drains to the Marsh Run, which is located north of the site. This stream is classified as Warm Water Fishes (WWF) and is pursuant to the Surface Water Quality Standards. The Marsh Run is listed as impaired due to siltation and therefore ABACT Erosion and Sedimentation Control BMP's will be utilized. The site falls within the Act 167 plan of the Susquehanna River. Since the site does not drain to a High Quality watershed, an NPDES General Stormwater Permit will be required.

The site is not within the 100-year Flood Zone and wetlands have been located on-site by a qualified wetland scientist. The project involves filling Wetland A and B and partially filling intermittent Stream B. A Chapter 105 Joint Permit Application as well as a General Permit GP-4 will be obtained for the proposed impacts.

R:\Projects\2020\20001619A\Project Information\Project Description.docx

<b>Name</b>	<b>Address</b>	<b>Use Type</b>
Beinhower Real Estate LLC	260 Old York Road	Industrial - small shop
Beinhower Real Estate LLC	* Old York Road	Farm - Vacant Agricultural
Nichols & Nichols	522 Marsh Run Road	Residential
Lemar O. Sheaffer, Jr.	* Marsh Run Road	Residential - Vacant Land
Lemar O. Sheaffer, Jr.	520 Marsh Run Road	Residential
Marsh Run Cabinetry LLC	516 Marsh Run Road	Industrial - small shop
Fairview Township	513 Marsh Run Road	Exempt - Vacant Land
Lisa M. Moore	530 Marsh Run Road	Residential
Capitol View Land Management LLC	* Marsh Run Road	Farm - Vacant Agricultural
Capitol View Land Management LLC	* Marsh Run Road	Farm - Vacant Agricultural
Capitol View Land Management LLC	* Marsh Run Road	Farm - Vacant Agricultural
Capitol View Land Management LLC	* Marsh Run Road	Farm - Vacant Agricultural
Capitol View Land Management LLC	* Marsh Run Road	Farm - Vacant Agricultural
Capitol View Land Management LLC	* Marsh Run Road	Farm - Vacant Agricultural
Judith A. & Lawrence A. Mikos	482 Marsh Run Road	Residential
Violet E. & Floyd R. Schock	476 Marsh Run Road	Residential
Brenda L. & John A. Rossi	436 Marsh Run Road	Farm - Rural Res with Acreage
Nichole E. Gage	464 Marsh Run Road	Residential
Kristin M. Dunkle	462 Marsh Run Road	Residential
Carola & Larry K. McCreary	460 Marsh Run Road	Residential
Dianna & John B. Atchley (Attn: Amy Atchley)	456 Marsh Run Road	Residential
Adrienne L. & John J. Gronski	452 Marsh Run Road	Residential
Carla R. Zeigler	4456 Marsh Run Road	Residential
Josh Rumpff	440 Marsh Run Road	Residential
Victoria A. & William Wittle, Jr.	* Marsh Run Road	Residential - Vacant Land
Victoria A. & William Wittle, Jr.	441 Marsh Run Road	Residential
Kara K. & Christopher P. Gendron	430 Marsh Run Road	Farm - Rural Res with Acreage
United States of America	New Cumberland Gen Depot	Exempt - Military Reservation

Section 300-16.B.(1)(c)[3][a][i][B] - Environmental Constraint Table

Environmental Constraint	Total Acreage of the Constraint on the Tract *	Ratio to Determine Portion of Constraint to Subtract		Acreage of Environmental Constraint to Subtract from Net Tract Area		Variance Requested (Y/N)
		Required	Proposed	Required	Proposed	
Right-of-way and easements: Total land area within the proposed and existing public and private rights-of-way and easements	2.3	1.00	1.00	2.3	2.3	N
Wetlands: Total land area of designated wetlands	0.1	0.95	0.90	0.10	0.09	Y
Floodway: Total land area within the floodway	0.0	1.00	-	-	-	N
Floodplains: Total land area within the 100-year floodplain	0.0	0.50	-	-	-	N
Steep slopes: Total land area with natural ground slopes greater than or equal to 25%	2.5	0.67	0.20	1.7	0.5	Y
Moderately steep slopes: Total land area with natural ground slopes of between 15% and 24.99%	0.6	0.33	0.50	0.2	0.3	N
Extensive rock outcroppings: Total land area of rock outcrops and boulder fields of more than 1,000 square feet	0.0	0.95	-	-	-	N
Ponds, lakes and streams: Total land area of ponds, lakes and streams	0.022	1.00	0.30	0.022	0.006	Y
Woodlands: Total land area of woodlands (Applies to woodlands that existed on a tract within five years prior to an application for subdivision and/or land development)	8.6	0.50	0.27	4.3	2.3	Y
Riparian corridors: Total land area within 24.99 feet of the edge of a perennial or intermittent stream	0.11	0.67	0.00	0.10	0.00	Y
Riparian corridors: Total land area between 25 feet and 75 feet of the edge of a perennial or intermittent stream	0.0	0.33	-	-	-	N

PTC New Cumberland Maintenance Facility  
 519 Marsh Run Road  
 Fairview Township  
 York County, Pennsylvania



	Total Acreage of the Constraint on	Ratio to Determine Portion of Constraint to Subtract		Acreage of Environmental Constraint to Subtract from Net Tract Area		Variance
Seasonal high water table: Total land area with less than 18 inches depth to water table (only applies when sewage system utilizes land for disposal)	N/A	0.67	-	-	-	N
Seasonal high water table: Total land area with between 18 inches and 36 inches depth to water table (only applies when sewage system utilizes land for disposal)	N/A	0.33	-	-	-	N
Depth to bedrock: Total land area with less than 42 inches depth to bedrock (only applies when sewage system utilizes land for disposal)	N/A	0.33	-	-	-	N
Diabase bedrock: Total land area with diabase bedrock based on the most recent version of the Fairview Township Comprehensive Plan and/or Act 537 sewage facilities plan (only applies to sites using wells for	0.0	0.67	-	-	-	N
<b>NET ENVIRONMENTAL CONSTRAINT ACREAGE</b>					<b>5.5</b>	
<b>NET TRACT ACREAGE</b>					<b>15.7</b>	
<b>DEVELOPABLE ACREAGE</b>					<b>10.2</b>	
<b>PERCENTAGE OF CONSERVATION AREA REQUIRED</b>					<b>40%</b>	
<b>PERCENTAGE OF CONSERVATION AREA PROPOSED</b>					<b>35.0%</b>	<b>Y</b>