

**BEFORE THE FAIRVIEW TOWNSHIP
ZONING HEARING BOARD**

DECISION

**IN RE: APPLICATION OF MESSIAH LIFEWAYS
APPLICATION NO. 2023-07**

APPLICANT(S): Messiah Lifeways
HEARING DATE: May 25, 2023
DECISION DATE: May 25, 2023
APPEARANCES: James Strong, Esq. with McNess Wallace & Nurick, LLC (attorney for Applicant)
Bill Fredricks with RGS Associates (the engineer/design management for Applicant)
Karl Brummer, President of Applicant
Homer Hetrick, neighbor and legal owner
Stephen Waller, Township Zoning Officer
Debra Cunningham, Resident (questions only)
Bruce Feldman, Resident (questions only)
Jennifer Sasassano, Resident (questions only)
Beth Wray, Resident (questions only)
EXHIBITS: Exhibit 1 – Application (including all submittals)
Exhibit 2 – Zoning Lot Plan (marked as A-1 at hearing)
Exhibit 3 – Buffer/Screening Plan (marked as A-2 at hearing)
Exhibit 4 – Campbell Letter (marked as A-3 at hearing)
Exhibit 5 – Hetrick Letter (marked as A-4 at hearing)
SUBJECT PROPERTY: 100 Spanglers Mill Road, New Cumberland, PA 17070

BACKGROUND

This decision of the Fairview Township Zoning Hearing Board (the “**Board**”) is from an application filed with Fairview Township (the “**Township**”) on or about April 19, 2023 (the “**Application**”), seeking zoning relief under the Township’s Zoning Ordinance (the “**Ordinance**”), for a variance from Section 300-33(A) to reduce the buffer requirement therein from 35 feet to 17 feet for a secondary emergency/maintenance access drive for a proposed Continuing Care Retirement Community at the subject property. The subject property is located at 100 Spanglers Mill Road, New Cumberland, PA 17070 within the Township’s Single Family Residential (RS) Zoning District.

A hearing was held on the Application on Thursday, May 25, 2023, with the meeting starting at 6:00 p.m. The Zoning Hearing Board was represented by Timothy Mader (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 to provide testimony in opposition, although the above referenced residents

did submit questions to the Applicant regarding the requested relief. After hearing the testimony and viewing the evidence in this matter, the Board makes the following determinations:

FINDINGS OF FACT

1. Messiah Lifeways (“**Applicant**”) is the equitable owner of property located at 100 Spanglers Mill Road, New Cumberland, PA 17070, having an irregular shape and area of roughly 85.24 acres (the “**Property**”), which is currently owned jointly by brothers Luther Hetrick and Homer Hetrick.

2. The Property is located in the Township’s Single Family Residential (RS) Zoning District (the “**RS Zone**”) and is unimproved.

3. The Property is accessed by Spangler Mill Road, which borders the southwestern portion of the Property.

4. The Property is otherwise bound by the Yellow Breeches Creek for the majority of the boundary and residential dwellings on the south and southwestern borders of the Property.

5. The Property has an irregular shape, and contains a variety of open space, wooded area, floodplain area, and steep slopes.

6. Applicant proposes to construct a Continuing Care Retirement Community at the Property as generally depicted by Exhibit 2 (noted as A-1 at the hearing), which will have 231 dwelling units (the “**Proposed Use**”).

7. The Proposed Use is permitted by right in the RS Zone.

8. The Proposed Use seeks to construct two access points, both in the southwestern corner of the Property along Spangler Mill Road, with the first being the main access point and known as the “boulevard” (the “**Main Access**”) and the second being an emergency/maintenance access (the “**Second Access**”) (both as depicted on Exhibit 2 (noted as A-1 at the hearing)).

9. Traveling along Spangler Mill Road at the southwestern corner of the Property, as the road travels north along the boundary, the gradient of the road, and the slope of the Property, begin to substantially increase, impacting sight distances for access.

10. The proposed location of the Main Access and Second Access are due to the forgoing gradient, slope, and sight distance issues.

11. Highway Occupancy Permits will be required from PennDOT for both the Main Access and the Second Access since they enter Spangler Mill Road, being a state road.

12. The Second Access is on a fifty foot (50’) strip of land between two residential dwellings, with one lot owned by Homer Hetrick and the other owned by Sean Campbell, both of whom submitted letters in support of the Application (see Exhibits 4 and 5 (noted as A-3 and A-4 at the hearing)).

13. The Second Access is proposed to be sixteen feet (16') wide, which will leave a buffer of seventeen feet (17') on either side of the paved surface.

14. The Ordinance, at Section 300-33(A), requires a thirty-five foot (35') buffer in the RS Zone anytime a non-residential use abuts a residential use, as the case is with the Second Access.

15. The Second Access will only be used in the event the Main Access is inoperable due to unforeseen circumstances.

16. The Second Access will be single lane only, for vehicles to access during an emergency event one way, and upon resolution of the emergency event, use such access in the other direction to leave the Property if the Main Access is still blocked.

17. The Second Access is proposed to have restricted use, with signage prohibiting regular traffic and some type of physical obstruction to block regular traffic, although Applicant had not decided on what physical obstruction would be employed (discussions included bollards or a gate).

18. The Second Access was designed to accommodate the fire department's largest fire vehicle for turning radius and access concerns pursuant to direct communication with said fire department.

19. Despite having reduced buffers on either side of the Second Use, Applicant will install all required landscaping pursuant to Ordinance regulations as detailed on Exhibit 3 (noted as A-2 at the hearing).

20. All other aspects of the Proposed Use will comply with the Ordinance regulations.

21. Applicant held discussion with both neighboring property owners of the Second Access regarding acquiring one or both properties in order to have the required area to comply with the Ordinance, however neither owner had interest in selling their respective property.

22. Stephen Waller, as the Township Zoning Officer, testified as follows:

A. All public notice of the application and hearing was legally conducted, with the hearing being advertised in the newspaper on May 4th and 11th, the Property being posted at multiple locations on May 11th, and the adjoining property owners having letters mailed to them on May 1st.

B. Public water and sewer will be brought to the Property for the Proposed Use, which will be part of the land development process.

C. The Proposed Use still must go through the land development process to show compliance with all Township regulations, including without limitation traffic

studies and any public improvements that may be required to accommodate a development of the scale contemplated by the Proposed Use.

D. A one way access drive may be as narrow as twelve feet (12') in width, so the proposed sixteen feet (16') is greater than what is required under the Ordinance.

CONCLUSIONS OF LAW

1. 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 a variance from Section 300-33(A) to reduce the buffer requirement on either side of the Second Access from thirty five feet (35') to seventeen feet (17') for the Second Access only.

DECISION

Mr. Bashore moved to grant the zoning relief requested by the Applicants in the Application, being a variance from Section 300-33(A) to reduce the buffer requirement on either side of the Second Access from thirty five feet (35') to seventeen feet (17') for the Second Access only, subject to the following conditions: (i) the Second access shall be limited to use by emergency vehicles (police, firefighters, ambulances/medical personnel, and similar first-responders) and not for maintenance purposes, and (ii) a gate shall be installed at the entrance to the Second Access from Spangler Mill Road (where practical as determined in the land development process) with knock-box access for first-responders.

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: _____

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: _____



96 South George Street, Suite 520, York, Pennsylvania 17401

Tel: (717) 845-1524 • Fax: (717) 854-6999 • www.mpl-law.com

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

May 30, 2023

Messiah Lifeways
100 Mt. Allen Drive
Mechanicsburg, PA 17055

VIA REGULAR MAIL

RE: Fairview Twp. Zoning Hearing Board – No. 2023-07

To Whom It May Concern:

Enclosed please find the fully executed decision of the Fairview Twp. Zoning Hearing Board for Docket No. 2023-07 related to Messiah Lifeways' zoning hearing board application, heard and decided by the Zoning Hearing Board on May 25, 2023.

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. James Strong (via email only)



ZONING HEARING BOARD APPLICATION
YORK COUNTY, PENNSYLVANIA

❖ Part 1:

APPLICANT(S)/EQUITABLE OWNER

Name: Messiah Lifeways
Address: 100 Mt. Allen Drive
Mechanicsburg, PA 17055
Phone: _____

EXISTING OWNER OF PROPERTY:

Name: Luther & Homer Hetrick
Address: 100 Spanglers Mill Road
New Cumberland, PA 17070

PROPERTY LOCATION:

Address: 100 Spanglers Mill Road
New Cumberland, PA 17070
Lot Size: 85.13 acres
Date Purchased: 06/14/2017
Location: 100 Spanglers Mill Road

PRESENT USE OF PROPERTY:

Agricultural

EXISTING ZONE: RS (Single Family Residential)

❖ 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 300-33.A - Buffer and screening regulations - required buffer yards for nonresidential use in the RS abutting a lot with an existing residential use.

❖ Part 3:

DESCRIPTION OF REQUEST:

The applicant is proposing a CCRC use at 100 Spanglers Mill Road. As indicated in Section 300-33.A, a 35' buffer is required for a nonresidential use in the RS when it abuts an existing residential use. The property contains a 50' section between two existing residential uses, making a 35' buffer from each property line not possible. The project across the street aligns a drive at this 50' section and the applicant is proposing a secondary, emergency/maintenance access at this point to align with that drive. We request that the buffer be reduced to 17' only adjacent to these two properties as indicated on the included exhibits, all other property lines will provide the required 35' buffer.

ID	NAME	ADDRESS	USE TYPE
1	David A & Deide S Hooper	326 Equus Drive	Single Family
2	David H & Heidi H Dorrow	328 Equus Drive	Single Family
3	Fernando & Trudy C N Saravia	330 Equus Drive	Single Family
4	Christopher & Kerri D Frey	332 Equus Drive	Single Family
5	Scott & Lisa A Schriener	334 Equus Drive	Single Family
6	Stephen A & Paige S Massaro	336 Equus Drive	Single Family
7	Joseph & Jennifer B Sassano	338 Equus Drive	Single Family
8	Jordan D & Debora L Cunningham	340 Equus Drive	Single Family
9	Kevin J & Glenda S Arnold	342 Equus Drive	Single Family
10	Kevin L & Mary R Earnest	344 Equus Drive	Single Family
11	Kenneth J & Jean M Keim & Christine Dehler	346 Equus Drive	Single Family
12	Timothy E & Patty A Wallick	348 Equus Drive	Single Family
13	Gregory C & Jodi L Boal	115 Pin Oak Drive	Single Family
14	Douglas L & Laura A Musselman	113 Pin Oak Drive	Single Family
15	Daniel K JR & Alexandra W Hodge	111 Pin Oak Drive	Single Family
16	Matthew B & Lisa A Wagoner	109 Pin Oak Drive	Single Family
17	Matthew B & Lisa A Wagoner	107 Pin Oak Drive	Single Family
18	Pennsylvania American Water Company	105 Pin Oak Drive	Sewer Pump Station
19	Buttonwood Homeowners Association	Pin Oak Drive	Stormwater Management Facility
20	Todd W & Jeri L Kramer	128 Spanglers Mill Road	Single Family
21	Diane E Topalian	126 Spanglers Mill Road	Single Family
22	Sean Christopher Campbell	124 Spanglers Mill Road	Single Family
23	Homer S & Janis B Hetrick	120 Spanglers Mill Road	Single Family
24	Luther B & Homer Stanley Hetrick	100 Spanglers Mill Road	Single Family
25	Bruno G Bertin	101 Spanglers Mill Road	Single Family
26	Fairview York Investments LLC	101A Spanglers Mill Road	Agriculture
27	Hempt Real Estate Holdings LLC	Spanglers Mill Road	Agriculture
28	Hempt Real Estate Holdings LLC	Limeklin Road	Agriculture
29	Kiley W & Jennifer M Bixler	100 Pin Oak Road	Single Family
30	Gregory G Martynuska	102 Pin Oak Road	Single Family
31	Christopher M & Lisa D Williams	104 Pin Oak Drive	Single Family
32	Darron K & Julie A Wilt	106 Pin Oak Drive	Single Family
33	Robert H & Adrian R Willis	108 Pin Oak Drive	Single Family
34	Rudolph K & Barbara A Geisler	117 Pin Oak Drive	Single Family
35	David A & Veronica L Morrison	350 Equus Drive	Single Family
36	Vincent K & Jamie M Ruminski	337 Equus Drive	Single Family
37	Gregory D & Nicole H Biesecker	335 Equus Drive	Single Family
38	Sally L Fisher	333 Equus Drive	Single Family
39	Sharon M Watkins	818 Derby Drive	Single Family
40	Joseph C & Debra S Phillips	331 Equus Drive	Single Family
41	John V IV & Jennifer L Foster	329 Equus Drive	Single Family
42	Robert C & Colleen O Gill	327 Equus Drive	Single Family
43	David L & Janet E Wazeter	325 Equus Drive	Single Family
44	Hempt Brothers Incorporated	205 Creek Road	Quarry
45	Hempt Brothers Incorporated	1325 Spanglers Mill Road & 1329 Spanglers Mill Road	Agricultural (with buildings)
46	Charles D. Ewing	1425 Spanglers Mill Road	General Commercial
47	PA Industrial School	2500 Lisburn Road	Correctional

**100 Spanglers Mill Road
Variance Request Narrative
Fairview Township
RGS Project No: 2021557-017
April 18, 2023**

BACKGROUND

The subject property is located at 100 Spanglers Mill Road, New Cumberland, PA 17070 and is approximately 1,500 feet northwest of the intersection of Spanglers Mill Road and Limekiln Road. The property consists of approximately 85 acres in the RS Single Family Residential District in which a CCRC is allowed. The property is currently an agricultural use.

The applicant, Messiah Lifeways, is proposing a CCRC community at the property, including a mix of single and duplex cottages, apartments, and onsite amenities for the residents. The proposed project provides two means of access to the property, both along Spanglers Mill.

VARIANCE

On behalf of our client, Messiah Lifeways, we are requesting the following Variance of the Fairview Township Zoning Ordinance:

Section 330-33.A: Buffer and screening regulations

The ordinance states the required buffer yards for nonresidential use in the RS Zone abutting a lot with an existing residential use is 35 feet.

We are requesting a variance of this requirement to allow for 17' buffers on each side of the emergency/maintenance access drive.

JUSTIFICATIONS

- **The existing site is limited in lot size and configuration.**
- **The existing site in this location is only 50' wide, which does not provide adequate area for a 35' buffer from both property lines.**
- **Buffer plantings along each property line will still be provided.**
- **The proposed entrance will be for emergency access/maintenance vehicles and will not be the primary means of access to the property.**
- **Due to the grade and sight distances, there are limited opportunities for a secondary access point along Spanglers Mill Road.**
- **The proposed use aligns with the Zoning Ordinance.**

Per the Fairview Township Zoning Ordinance, the following Variance Criteria found in Section 330-99.E(4) has been provided for all of the above request relief:

- a) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or of 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.

Due to the existing conditions and shape of the property, the variance is necessary to allow the installation of a secondary access point to the community.

- b) That because of such physical circumstances or conditions, there is no 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 the reasonable use of the property.

Due to the existing lot configuration, it is not possible to provide a 35' buffer from both property lines at this portion of the subject tract. The variance would enable a reasonable use of the property.

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

The hardship is created by the existing site configuration, the proximity to adjacent properties, and limited site width at this location.

- 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.

The variance will not alter the essential character of the zone or neighborhood, nor will it permanently impair the appropriate use or development of adjacent property, and will not be detrimental to the public welfare.

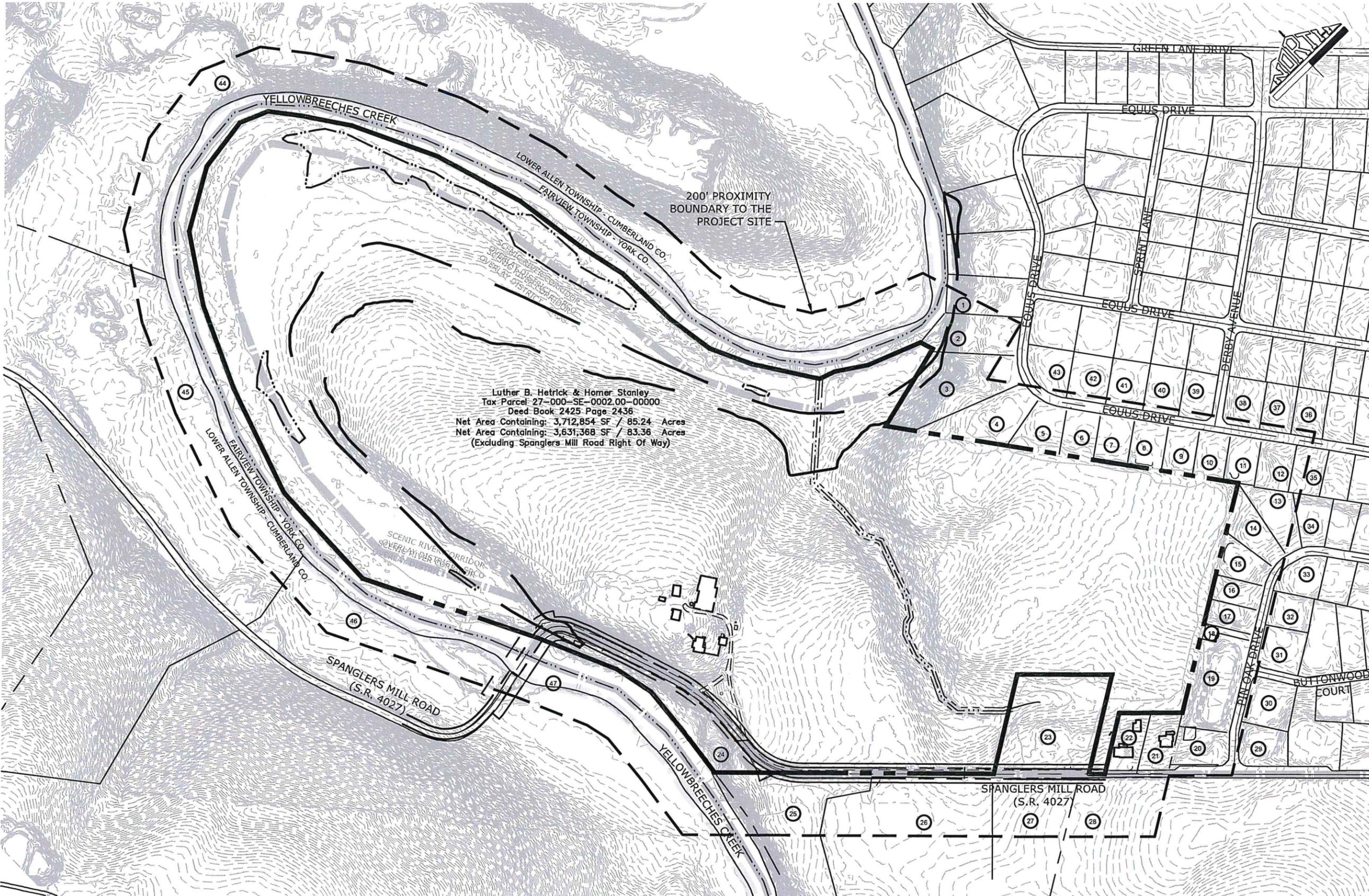
- e) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulations in issue.

The variance represents the minimum variance that will afford relief and represents the least modification possible of the regulation.

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

The variance request does not impact the floodplain or Floodplain Overlay Zoning District.

ADDITIONAL INFORMATION MAY BE PROVIDED AT THE HEARING.



PLOTTED: Tuesday, April 18, 2023 @ 08:26AM

FILENAME: P:\2021\2021557-017\CADD\Preliminary\Exhibits\2023-04-12 - Adjoiner Exhibit\Plot\Z-Adjoiner-Exhibit.dwg

NOT FOR BIDDING/NOT FOR CONSTRUCTION

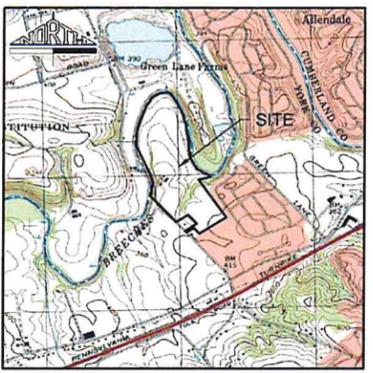
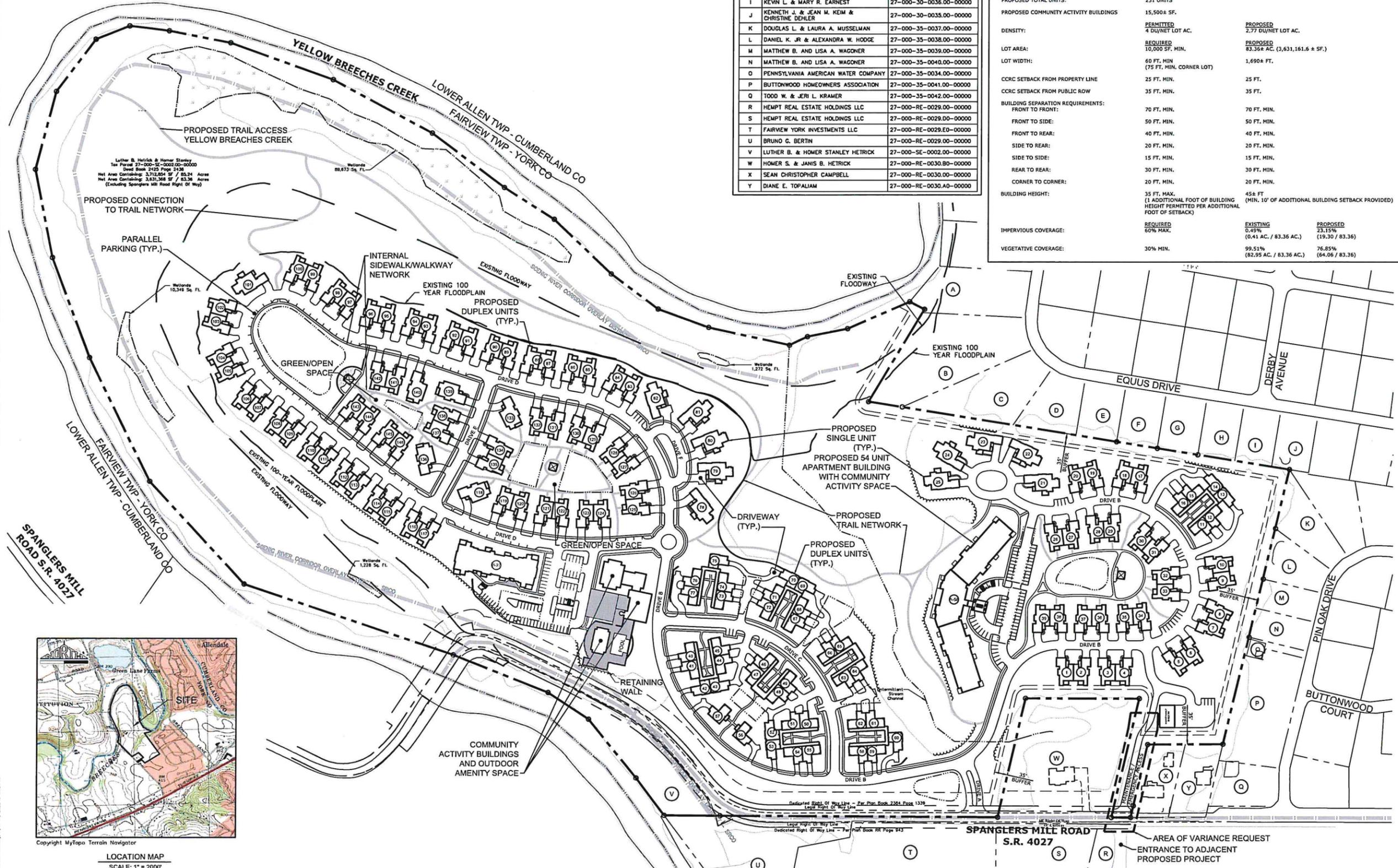
MANAGER: WILLIAM FREDERICKS, PE		CHECKED BY: WNF		NO. BY: DATE	
DESIGN BY: WNF		DRAWN BY: J.L.		CHECKED BY: WNF	
PROJECT: MESSIAH LIFEWAYS 100 MT. ALLEN DRIVE MECHANICSBURG, PA 17055 (717) 589-4316		PROJECT TITLE: 100 SPANGLERS MILL ROAD VARIANCE PLAN		SHEET TITLE: ADJOINER EXHIBIT	
CLIENT: MESSIAH LIFEWAYS 100 MT. ALLEN DRIVE MECHANICSBURG, PA 17055 (717) 589-4316		YORK COUNTY, PA.		1" = 300'	
LAND PLANNING Landscape Architecture Civil Engineering 53 West James Street, PA 17033 (717) 715-1298 FAX: (717) 715-1277 221 W. PATTERSON ST. STE. 100 MECHANICSBURG, PA 17055 (717) 582-3916		FAIRVIEW TOWNSHIP		YORK COUNTY, PA.	
DATE: APRIL 18, 2023		PROJECT NO.: 2021577-017		SHEET NO.: 1 OF 1	



REQUESTED VARIANCES
 THE FOLLOWING VARIANCE OF THE FAIRVIEW TOWNSHIP ZONING ORDINANCE WAS REQUESTED:
 1. SECTION 333-3.3.A - BUFFER AND SCREENING REGULATIONS
 ACTION: REQUESTED DATE: APRIL 18, 2023

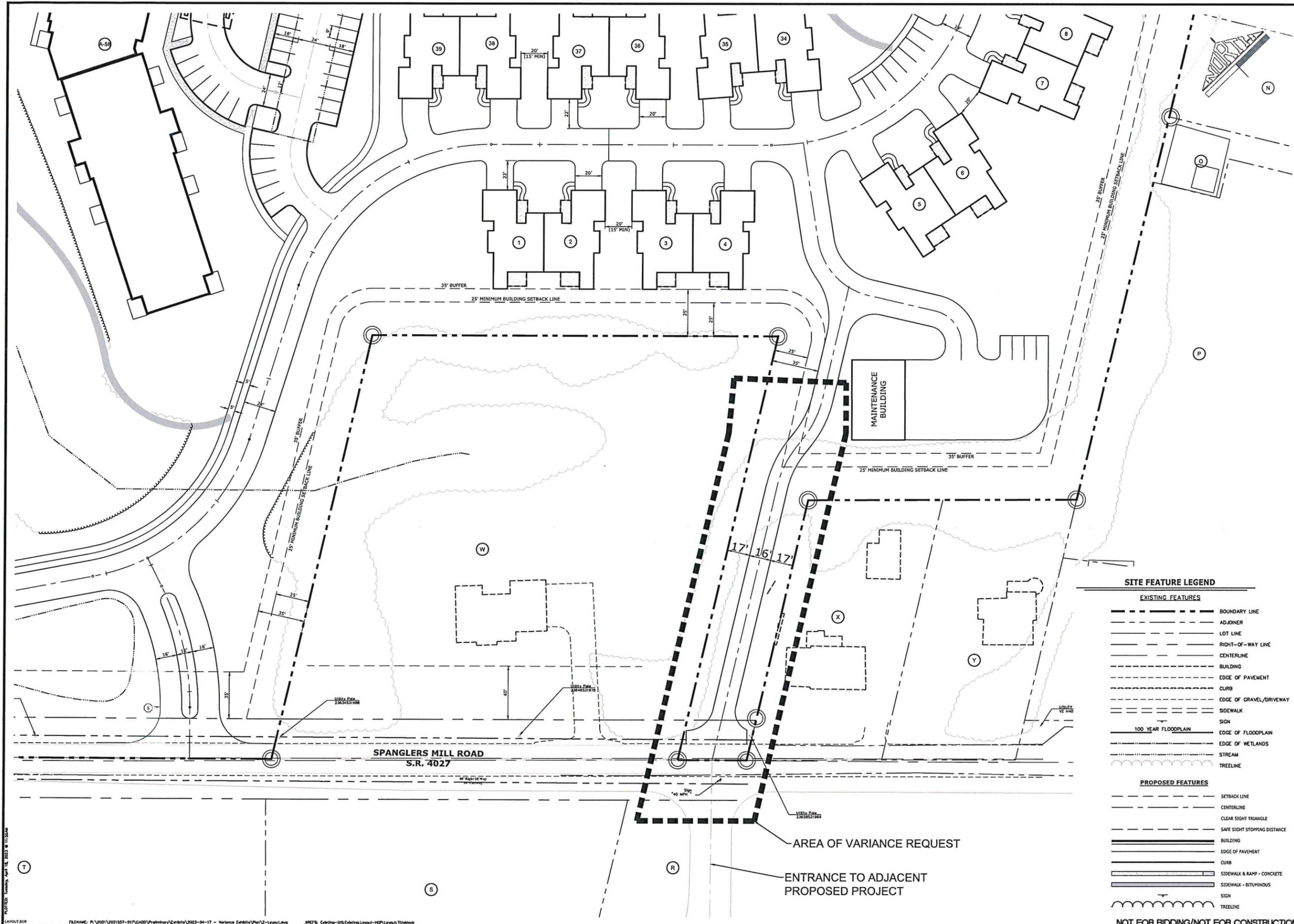
ADJOINERS LIST		
KEY	PARCEL OWNER(S); n/i	DEED REFERENCE OR ACCOUNT NUMBER
A	DAVID H. & HEIDI H. DORROW	27-000-30-0040.00-00000
B	FERNANDO & TRUDY C. SARAIVA	27-000-30-0043.00-00000
C	CHRISTOPHER & KERRI D. FREY	27-000-30-0042.00-00000
D	SCOTT & LISA A. SCHRINER	27-000-30-0041.00-00000
E	STEPHEN A. & PAIGE S. MASSARO	27-000-30-0040.00-00000
F	JOSEPH & JENNIFER B. SASSANO	27-000-30-0039.00-00000
G	JORDAN D. & DEBORA L. CUNNINGHAM	27-000-30-0038.00-00000
H	KEVIN J. & GLENDA S. ARNOLD	27-000-30-0037.00-00000
I	KEVIN L. & MARY R. EARNEST	27-000-30-0036.00-00000
J	KENNETH J. & JEAN M. KEIM & CHRISTINE DEHLER	27-000-30-0035.00-00000
K	DOUGLAS L. & LAURA A. MUSSELMAN	27-000-35-0037.00-00000
L	DANIEL K. JR & ALEXANDRA W. HODGE	27-000-35-0038.00-00000
M	MATTHEW B. AND LISA A. WAGONER	27-000-35-0039.00-00000
N	MATTHEW B. AND LISA A. WAGONER	27-000-35-0040.00-00000
O	PENNSYLVANIA AMERICAN WATER COMPANY	27-000-35-0034.00-00000
P	BUTTONWOOD HOMEOWNERS ASSOCIATION	27-000-35-0041.00-00000
Q	TODD W. & JERI L. KRAMER	27-000-35-0042.00-00000
R	HEMPT REAL ESTATE HOLDINGS LLC	27-000-RE-0029.00-00000
S	HEMPT REAL ESTATE HOLDINGS LLC	27-000-RE-0029.00-00000
T	FAIRVIEW YORK INVESTMENTS LLC	27-000-RE-0029.E0-00000
U	BRUNO G. BERTIN	27-000-RE-0029.00-00000
V	LUTHER B. & HOMER STANLEY HETRICK	27-000-SE-0002.00-00000
W	HOMER S. & JANIS B. HETRICK	27-000-RE-0030.B0-00000
X	SEAN CHRISTOPHER CAMPBELL	27-000-RE-0030.00-00000
Y	DIANE E. TOPALJAM	27-000-RE-0030.A0-00000

SITE / ZONING DATA		
TOTAL SITE ACREAGE	85.24 AC. (GROSS)	83.36 AC. (NET - EXCLUDING SPANGLERS MILL ROAD RIGHT OF WAY)
ZONING:	RS - SINGLE FAMILY RESIDENTIAL ZONE; AIRPORT OVERLAY ZONE, SCENIC RIVER CORRIDOR OVERLAY ZONE, FLOODPLAIN OVERLAY ZONE	
EXISTING LAND USE:	AGRICULTURAL	
PROPOSED LAND USE:	CCRC (PERMITTED USE WITHIN THE RS ZONE)	
SEWER:	PUBLIC	
WATER:	PUBLIC	
EXISTING UNITS:	1 UNIT (TO BE REMOVED)	
PROPOSED APARTMENTS:	85 UNITS	
PROPOSED COTTAGES:	146 UNITS	
PROPOSED TOTAL UNITS:	231 UNITS	
PROPOSED COMMUNITY ACTIVITY BUILDINGS	15,500± SF.	
DENSITY:	PERMITTED 4 DU/NET LOT AC.	PROPOSED 2.77 DU/NET LOT AC.
LOT AREA:	REQUIRED 10,000 SF. MIN.	PROPOSED 83,36± AC. (3,631,161.6 ± SF.)
LOT WIDTH:	60 FT. MIN. (75 FT. MIN. CORNER LOT)	1,690± FT.
CCRC SETBACK FROM PROPERTY LINE	25 FT. MIN.	25 FT.
CCRC SETBACK FROM PUBLIC ROW	35 FT. MIN.	35 FT.
BUILDING SEPARATION REQUIREMENTS:	70 FT. MIN.	70 FT. MIN.
FRONT TO FRONT:	50 FT. MIN.	50 FT. MIN.
FRONT TO SIDE:	40 FT. MIN.	40 FT. MIN.
FRONT TO REAR:	20 FT. MIN.	20 FT. MIN.
SIDE TO REAR:	15 FT. MIN.	15 FT. MIN.
REAR TO REAR:	30 FT. MIN.	30 FT. MIN.
CORNER TO CORNER:	20 FT. MIN.	20 FT. MIN.
BUILDING HEIGHT:	35 FT. MAX. (1 ADDITIONAL FOOT OF BUILDING HEIGHT PERMITTED PER ADDITIONAL FOOT OF SETBACK)	45± FT. (MIN. 10' OF ADDITIONAL BUILDING SETBACK PROVIDED)
IMPERVIOUS COVERAGE:	REQUIRED 60% MAX.	EXISTING 0.49% (0.41 AC. / 83.36 AC.)
VEGETATIVE COVERAGE:	30% MIN.	PROPOSED 23.15% (19.30 / 83.36)
		76.85% (64.06 / 83.36)



MANAGER:	WILLIAM FREDERICKS, PE	CHECKED BY:	WLF
DESIGN BY:	ALB	WLF	
DRAWN BY:	JL	CHECKED BY:	WLF
PROJECT TITLE:	100 SPANGLERS MILL ROAD VARIANCE PLAN		
CIENT:	MESSIAH LIFEWAYS 100 MT. ALLEN DRIVE MECHANICSBURG, PA 17055		
PROJECT TITLE:	100 SPANGLERS MILL ROAD VARIANCE PLAN		
SHEET TITLE:	OVERALL SITE PLAN		
SCALE:	1" = 120'		
DATE:	APRIL 18, 2023		
PROJECT NO.:	2021557-017		
SHEET NO.:	1 OF 2		

NOT FOR BIDDING/NOT FOR CONSTRUCTION



SITE FEATURE LEGEND

EXISTING FEATURES	
--- (dashed)	BOUNDARY LINE
--- (dashed)	ADJOINER
--- (dashed)	LOT LINE
--- (dashed)	RIGHT-OF-WAY LINE
--- (dashed)	CENTERLINE
--- (dashed)	BUILDING
--- (dashed)	EDGE OF PAVEMENT
--- (dashed)	CURB
--- (dashed)	EDGE OF GRAVEL/DRIVEWAY
--- (dashed)	SIDEWALK
--- (dashed)	SIGN
--- (dashed)	100 YEAR FLOODPLAIN
--- (dashed)	EDGE OF FLOODPLAIN
--- (dashed)	EDGE OF WETLANDS
--- (dashed)	STREAM
--- (dashed)	TREELINE
PROPOSED FEATURES	
--- (dashed)	SETBACK LINE
--- (dashed)	CENTERLINE
--- (dashed)	CLEAR SIGHT TRIANGLE
--- (dashed)	SAFE SIGHT STOPPING DISTANCE
--- (dashed)	BUILDING
--- (dashed)	EDGE OF PAVEMENT
--- (dashed)	CURB
--- (dashed)	SIDEWALK & RAMP - CONCRETE
--- (dashed)	SIDEWALK - BITUMINOUS
--- (dashed)	SIGN
--- (dashed)	TREELINE

PLOT 02: Tuesday, April 18, 2023 @ 11:53 AM
 LAYOUT.DWG
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SEAL	SEAL	SEAL	SEAL	SEAL	SEAL	SEAL	SEAL
NO. BY	DATE	NO. BY	DATE	NO. BY	DATE	NO. BY	DATE
CLIENT MESSIAH LIFEWAYS 100 MT. ALLEN DRIVE MECHANICSBURG, PA 17055		MANAGER WILLIAM FREDERICKS, PE DESIGN BY: ALB		CHECKED BY: WMF		DRAWN BY: J.L.	
PROJECT TITLE 100 SPANGLERS MILL ROAD VARIANCE PLAN		SHEET TITLE LAYOUT PLAN		SCALE 1" = 30' 0' 35' 50'		PROJECT NO.: 2021557-017 SHEET NO.: 2 OF 2	
Land Planning RES ASSOCIATES Landscape Architecture Civil Engineering 53 West Dennis Street, PA 17033 (717) 710-1328 FAX: (717) 428-4277 221 W. Philadelphia Street Camp Hill, PA 17001 PO BOX 441 Camp Hill, PA 17001 Email: info@resassociates.com www.resassociates.com							
DATE: APRIL 18, 2023 PROJECT NO.: 2021557-017 NOT FOR BIDDING/NOT FOR CONSTRUCTION							