

PUBLIC NOTICE

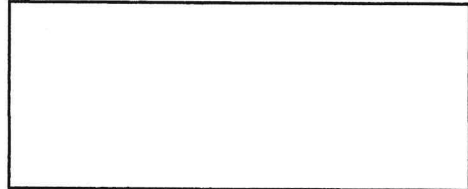
The Fairview Township Zoning Hearing Board will hold a Public Hearing on Thursday, **August 20, 2026, at 6:00pm**, at the Fairview Township Municipal Building, 599 Lewisberry Road, New Cumberland, PA., 17070, to discuss the following:

Docket No. 2026-03: Applicants, Lawrence and Brenda Cox, are requesting a Variance from Section §300-21, Table 5-3 to adjust the lot line between two non-conforming lots. The subject properties are located at 850 Cardinal Lane, having a UPI No. 27-000-25-0022.00-00000 and 854 Cardinal Lane, 27-000-25-0023.00-00000, Lewisberry, PA 17339, which are located within the (RS) Single Family Residential Zoning District.



**ZONING HEARING BOARD
APPLICATION
YORK COUNTY, PENNSYLVANIA**

Please see instructions for further information on completing the application.



PART 1 – APPLICANT/OWNER AND PROPERTY INFORMATION

APPLICANT(S):

Name: Lawrence & Brenda Cox
Address: 617 Whitetail Drive City Lewisberry State PA Zip: 17339
Email: papacox17@aol.com Phone: (717) 991-6688

PROPERTY OWNER(S) (if other than applicant):

Name: _____
Address: _____ City _____ State _____ Zip: _____
Email: _____ Phone: _____

PROPERTY INFORMATION:

Address: 850/854 Cardinal Lane City Lewisberry State PA Zip: 17339
Lot Size: 0.21 acre / 0.44 acre Date Purchased: 3/23; 11/25 Tax Parcel ID: 27-000-25-0022 & 27-000-25-0023
Current Use of Property: Residential Zoning Map District Designation: RS

PART 2 - ZONING REQUEST TYPE:

Please identify one or more of the following applicable type(s) of relief being requested.

SPECIAL EXCEPTION As required in Section(s) _____ of the Zoning Ordinance.
The proposed use for the location is claimed by the applicant:

a. To be considered with such other standards as required by the Zoning Ordinance in Section(s):

b. Will not detract from the use and enjoyment of adjacent or nearby properties for the following reasons:

c. Will not substantially change the character of the neighborhood for the following reasons:

d. To comply with various elements and objectives of the Comprehensive Plan, and/or any other applicable plans adopted by the Township of Fairview:

VARIANCE of Section: 300-21 Subsection: Table 5-3
Section: _____ Subsection: _____
Section: _____ Subsection: _____
Section: _____ Subsection: _____

of the Fairview Township Zoning Ordinance.

Nature of Variance(s) requested: Variance is requested from Section 300-21, Table 5-3 to adjust the lot line between two non-conforming lots 850 Cardinal Lane 0.21 acres to 0.37 acres and 854 Cardinal Lane 0.44 acres to 0.28 acres.

The applicant believes the Variance should be granted due to:

- Applicant is unable to make reasonable use of his property for the following reasons:
850 Cardinal Lane is less than 9,000 SF, leaving less than appropriate yard area .

- The unnecessary hardship on this property is:
 - The result of the application of the Zoning Ordinance;
 - Due to unique physical circumstances of the property in question not shared by other properties in the vicinity;
 - Not financial in nature;
 - Not self-created;

- The proposed Variance will not alter the essential character of the neighborhood nor impair the use of the adjacent property for the following reasons: The proposed lot line adjustment will have no effect on adjacent properties.

- The Variance requested represents the minimum that will afford relief for the following reasons:
It allows for reasonable use of both properties.

APPEAL OF THE ZONING OFFICERS DECISION

The decision of the Zoning Officer dated: _____, 20 _____ based upon an interpretation of Section(s) _____ of the Zoning Ordinance. The nature of the appeal by applicant is as follows: _____

PART 3 – PREVIOUS ZONING HEARING BOARD ACTIONS

To the best of your knowledge, has there been any previous Zoning Appeals, Variances or Special Exceptions associated with this property? YES NO .
If yes, please provide dates or Case #'s _____

PART 5 – APPLICANT/OWNER AUTHORIZATION AND AFFIDAVIT

Commonwealth of Pennsylvania :
:
County of YORK :

The undersigned, being duly sworn according to law, deposes and says that he/she is the above-mentioned applicant/owner/representative, that they are the owner OR authorized to take this Affidavit on behalf of the owner and that the forgoing information and facts contained in the application are true and correct to the best of their knowledge.

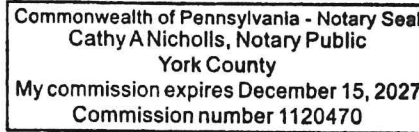
Applicant/Owner/Representative

JOHN R. MURPHY, PRESIDENT
Name/Title

[Signature]
Signature

Sworn to and subscribed before me
this 18th day of MAY, 2024.

[Signature]
Notary Public



For office use only:
ZONING HEARING BOARD CHECKLIST

Application received: _____

Property Zoning District: _____

Request Type: Special Exception, Variance or Appeal: _____

Case No.: _____ Fee paid: \$ _____ Payment type: _____

Hearing date: _____

Draft Public Notice sent to Attorney for review: _____

Notice sent to newspaper: _____

Notice published in newspaper: _____

Notice mailed to property owners (225 ft. buffer): _____

Public Notice posted on property: _____

ZHB packets mailed and emailed: _____

Action taken: _____

DESIGN :	X.X.		
DRAWN :	EAC		
CHECKED :	JKM		
DATE :	05-18-2026		
NO.	DATE	DESCRIPTION	BY

N/F
Elizabeth Ann Yingling
Deed Book 2821, Page 1977
Tax Parcel 27-000-25-0021.00-00000
850A Cardinal Lane, Lewisberry, PA 17339

N/F
Lawrence G. & Brenda L. Cox
Tract No. 1 & 2, Deed Book 2771, Page 2013
Tax Parcel 27-000-25-0022.00-00000
850 Cardinal Lane, Lewisberry, PA 17339

Existing	PROPOSED
Area: 0.21 AC.	AREA: 0.37 AC.
Impervious Coverage: 0.09 AC.=43%	IMPERVIOUS COVERAGE: 0.11 AC.=30%
Lot Width 56 FT.	LOT WIDTH 108 FT.

N/F
Lawrence G. & Brenda L. Cox
Deed Book 2881, Page 172
Tax Parcel 27-000-25-0023.00-00000
854 Cardinal Lane, Lewisberry, PA 17339

Existing	PROPOSED
Area: 0.44 AC.	AREA: 0.28 AC.
Impervious Coverage: 0.10 AC.=23%	IMPERVIOUS COVERAGE: 0.08 AC.=29%
Lot Width 120 FT.	LOT WIDTH 68 FT.

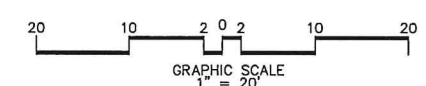
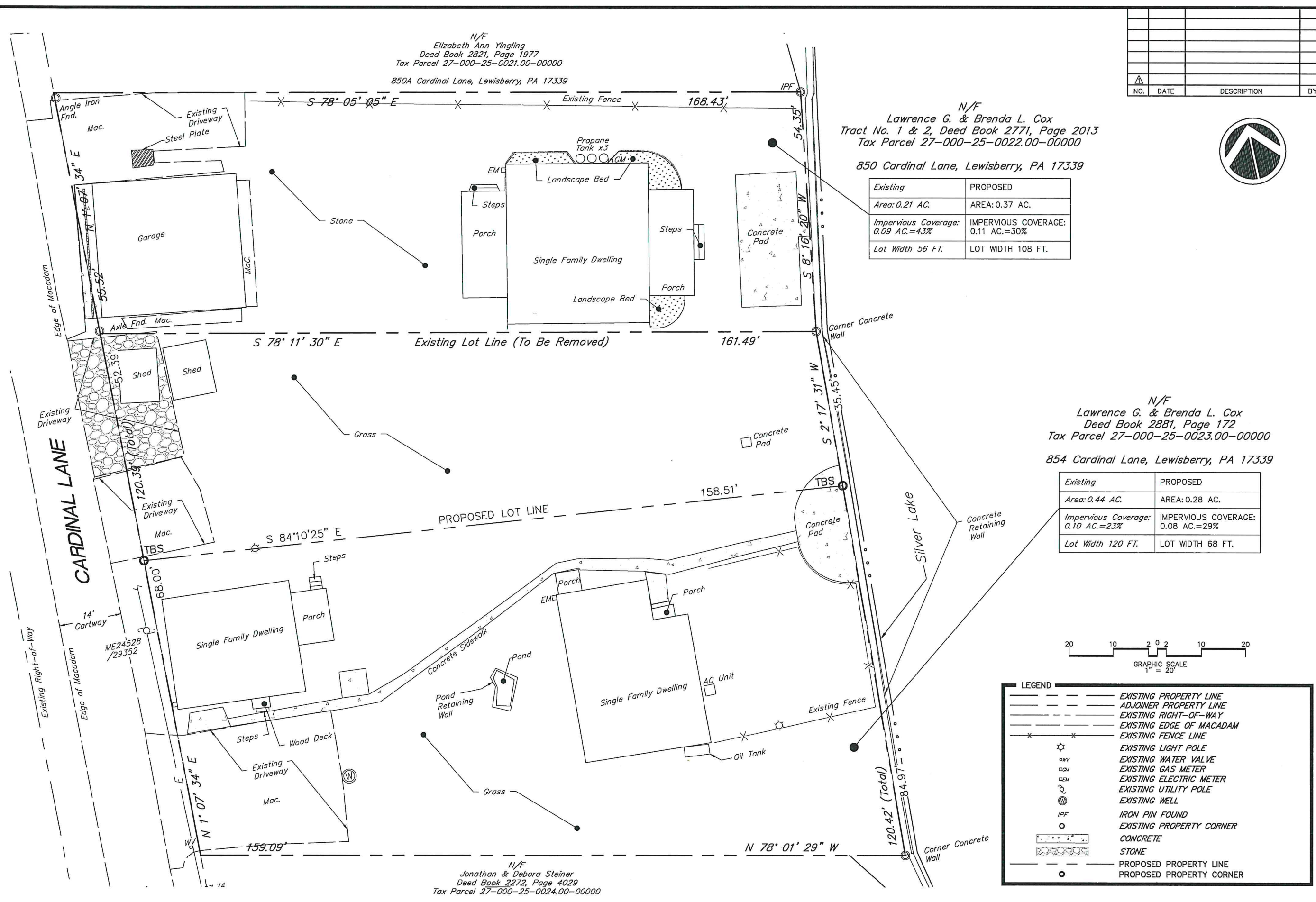
N/F
Jonathan & Debora Steiner
Deed Book 2272, Page 4029
Tax Parcel 27-000-25-0024.00-00000
856 Cardinal Lane, Lewisberry, PA 17339



PLANNING ENGINEERING & SURVEYING
116 UNION DEPT. RD. BOX 100
NEW CUMBERLAND, PA 17070
PHONE: (717) 770-2500
FAX: (717) 770-2400
WWW.ALPHACON.COM

EXHIBIT FOR
850/854 CARDINAL LANE
FAIRVIEW TOWNSHIP, YORK COUNTY, PENNSYLVANIA

PROJECT NO.
325564
SURVEY BOOK :
21/2026/05/18/2026
SCALE : 1" = 20'
DWG : 11/17/2026/05/18/2026
FILE : 21/2026/05/18/2026
SHEET 1 of 1



LEGEND	
	EXISTING PROPERTY LINE
	ADJOINER PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EDGE OF MACADAM
	EXISTING FENCE LINE
	EXISTING LIGHT POLE
	EXISTING WATER VALVE
	EXISTING GAS METER
	EXISTING ELECTRIC METER
	EXISTING UTILITY POLE
	EXISTING WELL
	IRON PIN FOUND
	EXISTING PROPERTY CORNER
	CONCRETE
	STONE
	PROPOSED PROPERTY LINE
	PROPOSED PROPERTY CORNER