

PUBLIC NOTICE

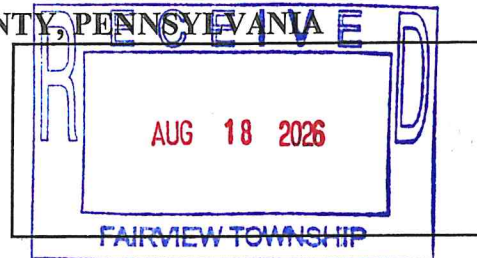
The Fairview Township Zoning Hearing Board will hold a Public Hearing on Thursday, **September 17, 2026, at 6:00pm**, at the Fairview Township Municipal Building, 599 Lewisberry Road, New Cumberland, PA., 17070, to discuss the following:

Docket No. 2026-04: Applicants, Delmar & Catherine Leese, are requesting a Special Exception from Section §300-15, Table 4-2.C: Permitted Uses – Specific Accessory Uses (Accessory Apartment) as well as three (3) Variances from Section 300-76.A: Accessory Apartment, in order to construct an accessory apartment on their property, which would be accessory to the principal residential dwelling on the property. Applicants are seeking the following specific variances: (i) 300.76.A(3) – to construct a 1,408SF accessory apartment (where the maximum area is 800SF), (ii) 300.76.A(4) – to not install a kitchen despite the express requirement and (iii) 300.76.A(8) – to allow occupancy of ground floor. The subject property is located at 1043 Highland Drive, Mechanicsburg PA 17055, having a UPI No. 27-000-PE-0078.00-00000, located within the (RL) Rural Living 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: Delmar and Catherine Leese

Address: 1043 Highland Drive City Mechanicsburg State PA Zip: 17055

Email: cathyleese88@gmail.com Phone: 717-877-1017

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

Name: Same as Applicant

Address: City State Zip:

Email: Phone:

PROPERTY INFORMATION:

Address: 1043 Highland Drive City Mechanicsburg State PA Zip: 17055

Lot Size: 2.05 acres Date Purchased: 1993 Tax Parcel ID: 27-000-PE-0078.00-00000

Current Use of Property: Single Family Residential Zoning Map District Designation: Rural Living

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) 300-15, Table 4-2.C 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):
Section 300-76.A - Accessory Apartments

b. Will not detract from the use and enjoyment of adjacent or nearby properties for the following reasons: The proposed accessory structure will be constructed to match the facade of the existing home located on the property.

c. Will not substantially change the character of the neighborhood for the following reasons:
The accessory structure will be a single family dwelling which is the character of the neighborhood.

d. To comply with various elements and objectives of the Comprehensive Plan, and/or any other applicable plans adopted by the Township of Fairview: The proposed project will meet the requirements of the Township stormwater and sewage requirements.

☒ VARIANCE of Section: 300-76 Subsection: 3
Section: 300-76 Subsection: 4
Section: 300-76 Subsection: 8
Section: Subsection:

of the Fairview Township Zoning Ordinance.

Nature of Variance(s) requested: See Attached Sheet(s)

The applicant believes the Variance should be granted due to:

- Applicant is unable to make reasonable use of his property for the following reasons:

- 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 Variance requested represents the minimum that will afford relief for the following reasons:

☐ 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 4 – SURROUNDING OWNER NOTIFICATION

List all individual property owners within 200 FEET of the perimeter of the subject property's extents.

[illegible]

PART 5 – APPLICANT/OWNER AUTHORIZATION AND AFFIDAVIT

Commonwealth of Pennsylvania :

County of :

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

CATHERINE M LEESE

DELMAR G. LEESE

Name/Title

Cath M Leese
Delmar G. Leese
Signature

Sworn to and subscribed before me

this 17th day of August, 2026.

Jennifer L. Gibb
Notary Public

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L GIBB - Notary Public
York County
My Commission Expires June 27, 2027
Commission Number 1435840

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: _____

Delmar and Catherine Leese
Zoning Hearing Board Request
Fairview Township, York County, PA

Project Narrative

Catherine and Delmar Leese are the Applicants who are requesting zoning relief to construct an accessory apartment on their property located at 1043 Highland Drive, Mechanicsburg, PA. Their request is to construct an accessory building which will contain an accessory apartment for the Leese's. This request is necessary due to the failing health of the Applicant (Delmar) who has been diagnosed with Parkinsons disease. Due to his illness, the Leese's Daughter and her husband will be moving into the existing home in order to assist in the care of her Father.

1. REQUEST FOR SPECIAL EXCEPTION (Section 300-76.A – Special Criteria)

A. Accessory Apartments

1. *The principal use of the building and property shall be a single-family detached dwelling.*
The principal use of the property is a single-family detached dwelling with a proposed accessory structure to be used as a garage for the principal structure and an accessory apartment.
2. *No more than two total dwelling units shall be permitted per lot.*
A total of two dwelling units will be situated on the property after construction of the accessory apartment.
3. *The accessory apartment dwelling unit shall not be less than 350 and not more than 800 square feet.*
The Applicant is requesting a variance to this section, since the proposed accessory apartment will be 1,408 square feet.
4. *The accessory apartment shall have separate kitchen and bathroom facilities, living/sleeping spaces, as well as access to the outside or a common hallway or balcony.*
The proposed accessory apartment will have all of these amenities.
5. *The owner shall reside on the premises. Proof of residency shall be provided.*
The intended residents of the apartment shall be the Applicants, Delmar and Catherine Leese
6. *Accessory apartments within the principal single-family detached building are permitted as long as there shall be no alterations to the exterior appearance of the building and that it continues to resemble and is compatible with any existing dwellings in the neighborhood. No modifications to the external appearance of the principal building, including additional door/wall openings (except fire escapes) which would alter its residential character, shall be permitted.*
This requirement is not applicable since the apartment will be located in an accessory building.
7. *Fire escapes, where required, shall be located in the rear or side (in order of preference) of the building and shall not be located on any wall facing a street right-of-way, excluding alleys.*
This requirement is not applicable since the accessory apartment will be located at ground level.

8. *Accessory apartments in accessory buildings shall not otherwise occupy ground floor, off-street garage floor area/space, thereby displacing required off—street parking spaces provided on the lot.*

The Applicant is requesting a variance from this requirement.

9. *All new accessory structures constructed for the exclusive use as an accessory apartment shall be designed to have an appearance that is architecturally compatible with the principal building (including design, materials, and colors, and roof pitch).*

The proposed accessory structure will be designed to match the façade and character of the existing single family home on the lot.

REQUEST FOR VARIANCE

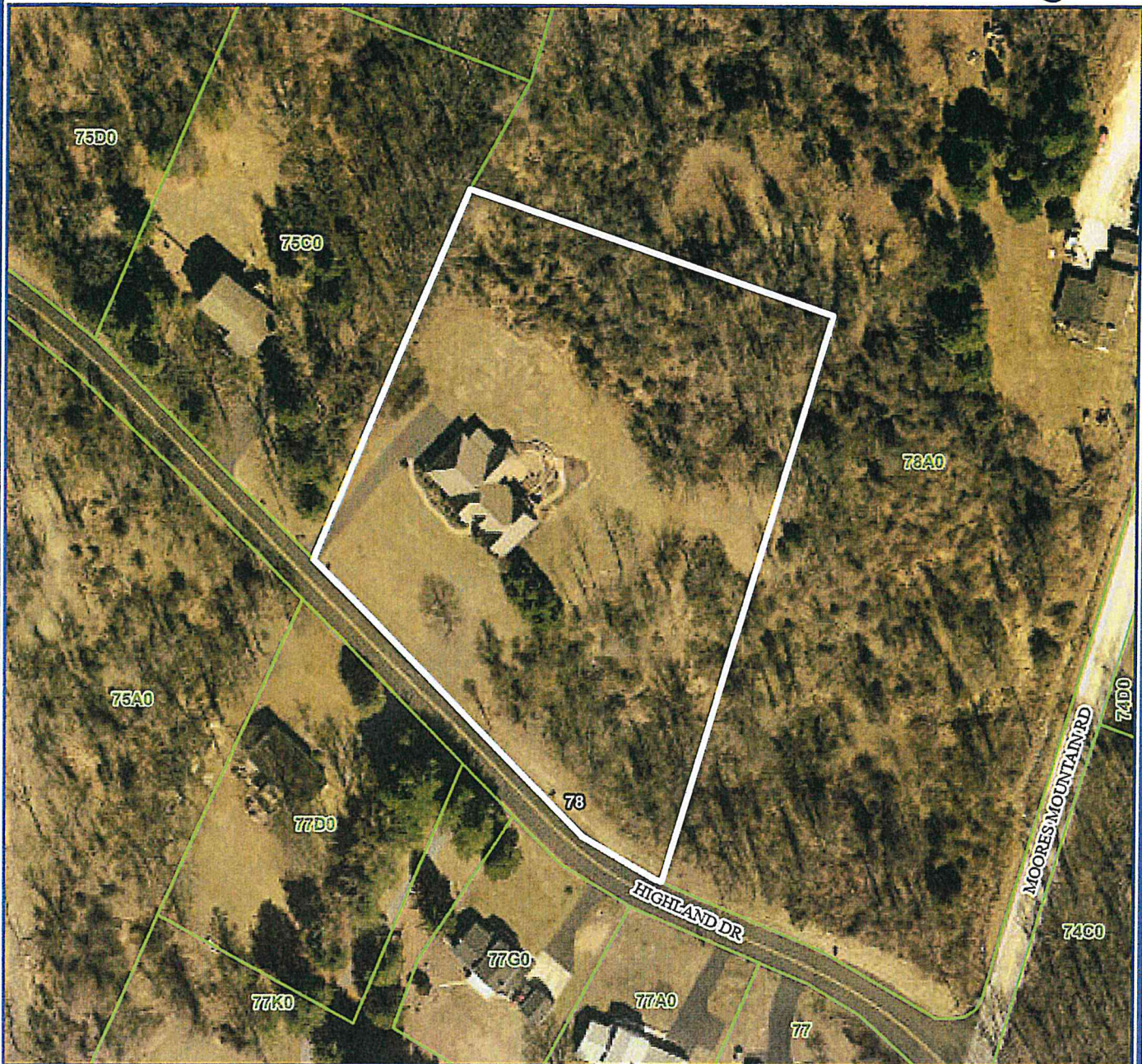
A. Sections(s) of Zoning Ordinance from variance requested:

1. 300-76.A(3) – The accessory apartment dwelling unit shall not be less than 350 and not more than 800 square feet.
2. 300-76.a(4) - The accessory apartment shall have separate kitchen and bathroom facilities, living/sleeping spaces as well as access to the outside or a common hallway or balcony. the applicant is proposing not to install a kitchen.
3. 300-76.A(8) – Accessory apartments in accessory buildings shall not otherwise occupy ground floor, off-street garage floor area/space, thereby displacing required off—street parking spaces provided on the lot.

The Applicant is making this request for the following reason:

1. *Applicant is unable to make reasonable use of the property for the following reasons:*
Due to the failing health of the Applicant with a debilitating disease, and the requirement for continuous health care, the Applicants are requesting relief of the size of the accessory apartment as well as the need to locate the apartment on the ground floor. The increase in the apartment size is necessary to accommodate the need for a walker and wheelchair. And due to these mobility issues, it is necessary to locate the apartment on the ground floor since the Applicant cannot navigate stairs.
2. *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 accessory structure will be constructed to match the façade of the existing home located on the property which is in character of the neighborhood which consists of other single family homes located on larger lots.
3. *The variance as requested represents the minimum that will afford relief for the following reasons:*
The requested variances are the minimum required relief necessary to accommodate the proposed accessory apartment.

Parcel - 27000PE007800000000



Owner - LESSE DELMAR G & CATHERINE M
Property Address - 1043 HIGHLAND DR
Tax Municipality - Fairview Twp
School District - West Shore School District
Class - Residential
Land Use - R - 1 1/2 Story House
Acres - 2.047
Assessed Land Value - \$ 49,710
Assessed Building Value - \$ 267,320
Assessed Total Value - \$ 317,030
Sale Date - Apr. 13, 1993
Sale Price - \$ 35,000
Deed Book - 0603, Page 0850

0 200
 Feet
 1 inch = 150 ft 1:1,800

Legend

Selected Parcel
 Parcels

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

Mapping Provided by



Aerial Photography - 2025

File Created: 8/17/2026 12:52 PM

Inset Map



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, timeliness. The Commission shall not be
 liable for any damages that may arise from the use of the Data."



1948

REALTY TRANS. TAX PAID	
To: Fairview	
\$ 350.00	
350.00	
700.00	

BOOK PAGE
0603 0850

019108

THIS DEED

Made the 5th day of April in the year one thousand nine hundred and ninety-three (1993)

BETWEEN RAYMOND E. CLELAND, Jr., an adult individual, residing in Mechanicsburg, Cumberland County, Pennsylvania, "GRANTOR" herein a Married Man

AND

DELMAR G. LESSE and CATHERINE M. LESSE, husband and wife, residing in Mechanicsburg, Cumberland County, Pennsylvania, collectively referred to as "GRANTEE", herein.

WITNESSETH, that in consideration of Thirty-five Thousand (\$35,000) Dollars, and other good and valuable consideration; in hand paid, the receipt whereof is hereby acknowledged, the said GRANTOR does hereby grant and convey to the said GRANTEE,

BEGINNING at a point located in the center of the intersection of Highland Drive and Moores Mountain Road, North 60 degrees 04 minutes 35 seconds West, a distance of 137.18 feet to a point, thence North 69 degrees 58 minutes 49 seconds West, a distance of 181.91 feet to the point of beginning, thence North 48 degrees 28 minutes 59 seconds West along the center of the Right-of-Way for Highland Drive, a distance of 335.07 feet to a point, thence North 20 degrees 07 minutes 49 seconds East, along the eastern boundary of lands now or formerly of Charles E. Smith, a distance of 26.85 feet to a point on Line, thence continuing along said eastern boundary of lands now or formerly of Charles E. Smith, North 20 degrees 07 minutes 49 seconds East, a distance of 248.15 feet to a point, thence South 69 degrees 17 minutes 28 seconds East, along the common property line of Lot 2 of the Preliminary and Final Subdivision Plan for Raymond E. Cleland, Jr., a distance of 277.10 feet to a point, thence North 15 degrees 04 minutes 15 seconds East, a distance of 395.94 feet to the place of beginning.

BEING Lot 1 of the Preliminary and Final Subdivision Plan for Raymond E. Cleland, Jr., recorded in the Recorder of Deeds office in and for York County, Pennsylvania at Plan Book LL, Page 435 on February 27, 1992.

BEING part of the same premises which Carl D. Miller and Freda M. Miller, husband and wife, by Deed dated October 2, 1978 and Recorded in the Recorder of Deeds office in and for York County, Pennsylvania in Record Book 78-K, Page 122, granted and conveyed unto Raymond E. Cleland, Sr., Grantor herein.

AND the said GRANTOR Will Warrant Specially the property hereby conveyed.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal the day and year first above written.

**ALL THAT CERTAIN piece of land situate in Fairview Township, County of York, Pennsylvania, more particularly described as follows, to wit:

1948

0603 0851

Signed, Sealed and Delivered
in the presence of

WITNESS:

Michael J. Rhoads

Raymond E. Cleland Jr. (SEAL)
RAYMOND E. CLELAND, JR.

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF YORK

:
: SS.
:

On this, the 5th day of April 1993, before me, a Notary Public, personally appeared RAYMOND E. CLELAND, JR., an adult individual, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing Deed and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

SWORN TO AND SUBSCRIBED
before me this 5th day
of April, 1993

Terri Lynn G. Fetsko
Notary Public
My Commission Expires:
(SEAL)



NOTARIAL SEAL
TERRI LYNN G. FETSKO, Notary Public
Susquehanna Twp., Dauphin County
My Commission Expires August 12, 1998

BOOK PAGE
0603 0852

I HEREBY CERTIFY, that the precise address of the GRANTEE is:

698 JULIE COURT

MECHANICSBURG, PENNSYLVANIA 17055

Yukie R. Walker

COMMONWEALTH OF PENNSYLVANIA

:

: SS:

COUNTY OF YORK

:

Recorded on this _____ day of April A.D. 1993, in the Recorder's Office of the
said County in Deed Book _____, Page _____.

Given under my hand and the seal of the said Office, the date above written.

Recorder

I Certify This Document To Be
Recorded In York County, Pa.

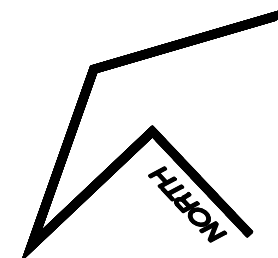
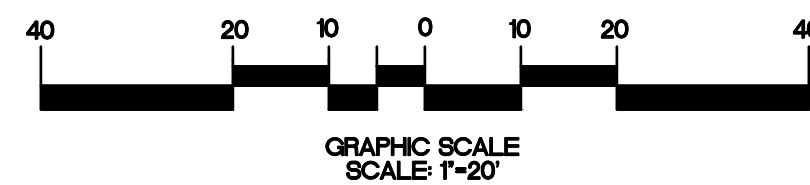
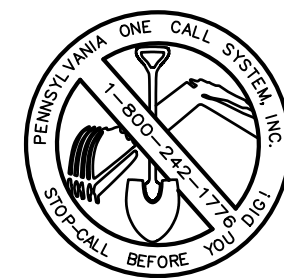
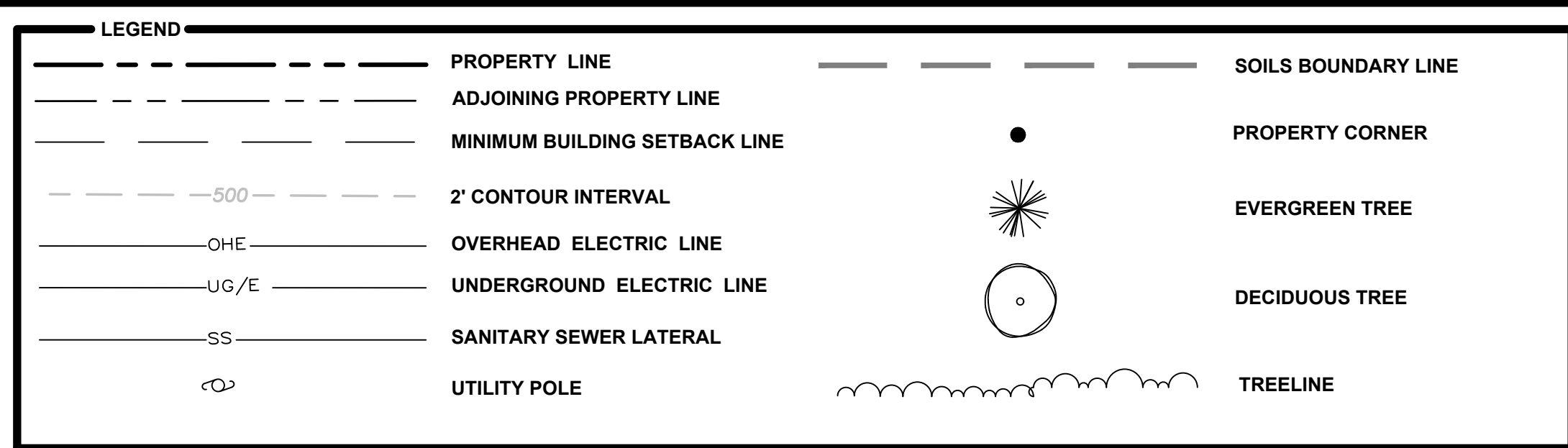


[Signature]
Recorder of Deeds

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
SECURITY
TRANSFER APR 13 '93
TAX



350.00



LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY HOOVER ENGINEERING SERVICES, INC. CONTRACTORS TO CONTACT P.A. ONE CALL SYSTEMS, INC. (1-800-242-1776) TO ESTABLISH EXISTING UTILITY LOCATIONS AT LEAST THREE(3) WORKING DAYS PRIOR TO THE START OF ANY EARTHMOVING ACTIVITIES.

ZONED: (RL) RURAL LIVING
MINIMUM LOT AREA = 80,000 SQ.FT.
MINIMUM LOT WIDTH = 250'
MAXIMUM LOT COVERAGE = 20%
MINIMUM VEGETATIVE COVERAGE = 60%
MINIMUM BUILDING SETBACKS :

FRONT = 150'
SIDE = 30'
REAR = 20'

FRONT = 100' NOT PERMITTED TO BE LOCATED IN THE REQUIRED FRONT SETBACK NOR WITHIN THE FRONT YARD IF PRINCIPAL BUILDING IS LESS THAN 150 FT. FROM THE STREET RIGHT-OF-WAY

EXISTING ZONING OF TRACT : RL - RURAL LIVING
TAX MAP AND PARCEL NUMBER : 27-000-PE-0078.0-000000
TOTAL TRACT AREA : 2.047 AC.
DEED REFERENCE : DEED BOOK 0603 PAGE 0850
METHOD OF SEWAGE DISPOSAL - PRIVATE
METHOD OF WATER SUPPLY - PRIVATE
EXISTING USE : RESIDENTIAL

KnD - KLINESVILLE CHANNERY SILT LOAM, 15 TO 25% SLOPES
PeB - PENN SILT LOAM, 3 TO 8% SLOPES
PeC - PENN SILT LOAM, 8 TO 15% SLOPES

TOTAL LOT AREA = 89,175.63 S.F. / 2.0472 AC. = 100%
BUILDING AREA = 7,351 S.F. / 0.1688 AC. = 8.24%
MACADAM AREA = 3,960 S.F. / 0.0909 AC. = 4.44%
CONCRETE AREA = 735 S.F. / 0.0168 AC. = 0.82%
TOTAL IMPERVIOUS AREA = 12,046 S.F. / 0.2765 AC. = 13.50%
TOTAL OPEN AREA = 77,129.63 S.F. / 1.7707 AC. = 86.50%

1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE PROPOSED ACCESSORY STRUCTURE, DRIVEWAY AND OTHER IMPROVEMENTS. SAID ACCESSORY STRUCTURE WILL BE UTILIZED AS A ONE BEDROOM ACCESSORY APARTMENT.
2. PERIMETER INFORMATION AS SHOWN IS BASED UPON THE FOLLOWING:
 - a. A FIELD SURVEY PERFORMED BY HOOVER ENGINEERING SERVICES, INC. SURVEY PERFORMED AUGUST 2028.
 - b. SITE DEED REFERENCES RECORDED IN THE OFFICE OF THE CLERK OF DEEDS FOR YORK COUNTY.
 - i. DTD BOOK 603, PAGE 890.
 - c. RECORDED SUBDIVISION PLAN ENTITLED "PRELIMINARY AND FINAL SUBDIVISION PLAN FOR RAYMOND E. CLELAND, JR.", RECORDED IN PLAN BOOK L, PAGE 435.
3. TOPOGRAPHIC INFORMATION OF EXISTING FEATURES AS SHOWN ARE BASED UPON A FIELD SURVEY PERFORMED BY HOOVER ENGINEERING SERVICES, INC. WHICH WAS PERFORMED IN AUGUST 2028. ADJACENT TOPOGRAPHIC INFORMATION TAKEN FROM P.A.S.D.A. LIDAR MAPPING INFORMATION. CONTOUR INFORMATION BASED UPON 1988 NAV DATUM.
4. THE SITE IS NOT SUBJECT TO A 100-YEAR FLOODPLAIN PER A REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR FAIRVIEW TOWNSHIP, YORK COUNTY, PENNSYLVANIA. COMMUNITY PANEL 42133C, PANEL 0043, SUFFIX F, EFFECTIVE DATE DECEMBER 16, 2015.
5. UTILITIES AS SHOWN ARE BASED UPON FIELD SURVEYED INFORMATION, RECORDED SUBDIVISION AND LAND DEVELOPMENT PLANS, AND INFORMATION PROVIDED BY OTHERS. HOOVER ENGINEERING SERVICES, INC. DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF SAID LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS PRIOR TO START OF ANY UTILITIES. THE CONTRACTOR SHALL SAFEGUARD ALL UTILITIES DURING CONSTRUCTION IF IT OCCURS

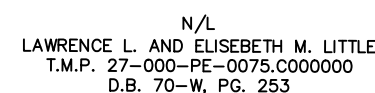
6. THE APPLICANT IS REQUESTING THE FOLLOWING ZONING RELIEF/APPROVALS FROM THE FAIRVIEW TOWNSHIP ZONING ORDINANCE:

- a. SPECIAL EXCEPTION - SECTION 300-15, TABLE 4-2.C - ACCESSORY APARTMENT
- b. VARIANCES

i. SECTION 300-76.4.3 - THE SIZE OF THE ACCESSORY APARTMENT SHALL BE NOT LESS THAN 350 SQUARE FEET NOR MORE THAN 800 SQUARE FEET. THE APPLICANT IS PROPOSING TO A SIZE OF 1,408 SQUARE FEET.

ii. SECTION 300-76.4.4 - THE ACCESSORY APARTMENT SHALL HAVE SEPARATE KITCHEN AND BATHROOM FACILITIES, LIVING/SLEEPING SPACES AS WELL AS ACCESS TO THE OUTSIDE OR COMMON HALLWAY OR BALCONY. THE APPLICANT IS PROPOSING NOT TO INSTALL A KITCHEN.

iii. SECTION 300-76.4.8 - ACCESSORY APARTMENTS IN ACCESSORY BUILDINGS SHALL NOT OTHERWISE OCCUPY GROUND FLOOR, OFF-STREET GARAGE FLOOR AREA/SPACE, THEREBY DISPLACING REQUIRED OFF-STREET PARKING SPACES PROVIDED ON THE LOT. THE APPLICANT IS PROPOSING TO LOCATE THE APARTMENT ON THE GROUND FLOOR.



N/L
ERIC N. AND LEAH C. STELZER
T.M.P. 27-000-PE-0078.AO-00000
D.B. 2899, PG. 5730

N/L
ERIC N. AND LEAH C. STELZER
T.M.P. 27-000-PE-0078.A0-00000
D.B. 2899, PG. 5730

OWNERS :

DELMAR AND CATHERINE LEESE
1043 HIGHLAND DRIVE
MECHANICSBURG, PA 17055
PH. 717- 460-2173

DATE: 8-10-26

SCALE: 1"=20'

FILE: 226028SUB-LDP
DWG:

**ZONING HEARING BOARD
EXHIBIT**

1043 HIGHLAND DRIVE
FAIRVIEW TOWNSHIP, YORK COUNTY, PA.

REVISIONS

[illegible]

HOOPER

ENGINEERING SERVICES, INC.

ENGINEERS * PLANNERS * SURVEYORS
658 GAUMER ROAD SUITE 100
NEW CUMBERLAND PA. 17070-2823
TELEPHONE (717) 770-0100 FAX (717) 770-1557

SHEET **1** OF **1**