

BEFORE THE ZONING HEARING BOARD OF DICKINSON TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA

In re: Application of : Docket No. 2014-0003
Group + Group & :
Diehl Land Development :
: Application for Fence Height and Size Variance,
: Sign Size Variance

PRESIDING: Michael Gennett

PRESENT: Gerald Eby, Member; Ellen Colyer, Member

FINDINGS OF FACT AND CONCLUSIONS OF LAW

FINDINGS OF FACT

1. The joint Applicants are Group + Group and Diehl Land Development (hereinafter “applicants”), which own 1 Barnitz Woods Drive, Mount Holly Springs, Cumberland County, Pennsylvania (hereinafter “property”).
2. The property is located in the Low Density Residential District.
3. The property is part of the Woods of Barnitz planned community.
4. Applicants seek a variance to install a fence with a height of approximately 6 feet, which shall be mounted approximately 1-2 inches above the ground, with intervening brick/stone fence posts measuring approximately 2 feet wide by 2 feet long by 8 feet high.
5. Applicants also seek a variance to install a sign measuring approximately 10 feet wide by 8 feet wide, housed in a brick/stone monument measuring approximately 15-20 feet wide, which shall match the aesthetic of the fence posts and possibly feature some minimal form of lighting for nighttime visibility.
6. Applicants represented a need for the variance as a means to present a cohesive aesthetic for the planned community.

7. No one appeared at the hearing in opposition to the application.

8. A hearing was held on October 21, 2014, at 6:00 p.m. at the Dickinson Township Municipal Building, 219 Mountain View Road, Mount Holly Springs, PA 17065, with all notices provided as required by law, including posting the property and advertisement of the hearing.

CONCLUSIONS OF LAW

The Board believes that the applicants suffer a hardship, that authorization of a variance is necessary to enable the reasonable use of the property and that no adjacent property owners will be detrimentally affected by authorization of the variance.

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DECISION

A motion was made by Michael Gennett and seconded by Ellen Colyer to approve the application, the motion carried with three votes in favor and none opposed.


DICKINSON TOWNSHIP
ZONING HEARING BOARD

Date: 11/4/2014



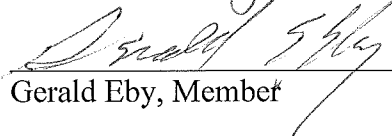
Michael Gennett, Chairman

Date: 11/4/2014



Ellen Colyer, Member

Date: 11/4/14



Gerald Eby, Member

APPLICANT SHALL ABIDE BY ALL FEDERAL, STATE AND LOCAL LAWS 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.

ANY PERSON AGGRIEVED BY THE DECISION OF THE DICKINSON TOWNSHIP ZONING HEARING BOARD MAY APPEAL TO THE COURT OF COMMON PLEAS OF CUMBERLAND COUNTY. THE APPEAL MUST BE FILED WITHIN 30 DAYS FROM THE MAILING DATE OF THESE FINDINGS OF FACT AND CONCLUSIONS OF LAW.

NO CONSTRUCTION MAY BEGIN UNTIL A BUILDING PERMIT IS ISSUED.

MAIL DATE: