

IN RE: : BEFORE THE DICKINSON TOWNSHIP
APPLICATION OF JASON WATKINS : ZONING HEARING BOARD
and DEBBIE S. PALMER : CUMBERLAND COUNTY, PENNSYLVANIA
:DOCKET Z-2024-0005

**FINDINGS OF FACT, CONCLUSIONS OF LAW
AND DECISION APPROVING
APPLICANT'S REQUEST FOR A SPECIAL EXCEPTION**

The Applicant is seeking a special exception from Chapter 205-7. The Applicant wishes to use the existing building to store towing related equipment while the work is performed off site which is not a use that's provided for in the Zoning Ordinance. The Dickinson Township Zoning Hearing Board held a public hearing on December 18th 2024 at 5:15 PM in the Dickinson Township Municipal Building.

FINDINGS OF FACT

1. The Applicants are Jason Watkins and Debbie S. Palmer, with property address of 8 Kuhn Drive, Carlisle, Pennsylvania 17015 (the "Applicant").
2. The meeting of the Zoning Hearing Board was called to order on December 18, 2024.
3. On the Agenda is hearing number one, Jason Watkins and Debbie S. Palmer, asking for a special exception. The Zoning Officer received the application on November 18, 2024.
4. An email requesting newspaper ads was sent on November 25th.
5. Confirmation of newspaper ads was on November 25th.
6. Notified applicant by certified mail on November 26th.
7. Dropped off packets to Zoning Hearing Board members November 26th.
8. Mailed to surrounding property owners within 200 feet, November 26th.

9. Confirmation to the court reporter was sent on December 3rd.
10. The first newspaper ad was published on December 3rd.
11. The Property was posted December 10th.
12. The second newspaper ad was published December 10th.
13. The hearing was held on December 18th.
14. The Applicant is asking for a special exception to use the existing building to store towing related equipment while the work is performed off site which is not a use that's provided for within the code.


CONCLUSIONS OF LAW

1. Sections 10912.1 of the Municipalities Planning Code (the "MPC"), 53 P.S. §10912.1, requires the Zoning Hearing Board to hear requests for special exceptions to be granted or denied by the Board pursuant to express standards and criteria, the Board shall hear and decide requests for such special exceptions in accordance with such standards and criteria. Section 912.1 further provides that in granting a special exception, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of the MPC and Zoning Ordinance.

DECISION

In view of the foregoing and having carefully considered the testimony and exhibits submitted to the Zoning Hearing Board, the request for a special exception to Section 912.1 is denied because the use of the property is not similar to any uses permitted in the Mixed-Use zone.

This decision is executed and issued this 31st day of January, 2025 by the Dickinson Township Zoning Hearing Board.



Paul Strizzi, Chairman