

GUILFORD TOWNSHIP ZONING HEARING BOARD
115 Spring Valley Road
Chambersburg, Pennsylvania 17202
717-264-0077

BOARD MEMBERS:

Charles S. Shuster, Member
Fred E. Rice, Member
Carl Helman, Member

William E. Green, P.E., Zoning Officer
Jan G. Sulcove, Solicitor
Jodi Lambert, Reporter

AGENDA FOR HEARING TO BE HELD ON July 30, 2024

1. **Guilford 30 Land Developers, LLC Dimensional Variance Request: ZHB-24-08-VAR**
Guilford 30 Land Developers, LLC, 1195 Rte. 70, Suite 2000, Lakewood, NJ 08701 has applied for Dimensional Variances to the following sections of the Zoning Ordinance: (a) Section 3.4.C.4 Impervious coverage requirements, (b) Section 3.4.D Landscaped open space requirements, (c) Section 5.1.5 Required 20' setback for off-street parking areas, (d) Section 5.2.1 Required number of off-street parking spaces, (e) 5.4.2.a Required width of pedestrian walkways, (f) 5.4.2.b Required 10' setback for off-street parking areas, (g) Section 6.4 Requirements for business identification signs. The requested variances are related to development proposed at 1740 and 1744 Lincoln Way East, Chambersburg, PA 17202 which are located in the (C) Commercial zoning district.
2. **Aldine Leroy Horst Special Exception Request: ZHB-24-04-SE**
Aldine Leroy Horst, 5051 Wayne Rd., Chambersburg, PA 17202 has applied for a Special Exception as required by Zoning Ordinance Sections 3.1.B.5 & 8.11.6 to operate a Small Business Service in the (AR) Agricultural/Residential zoning district. 5051 Wayne Rd., Chambersburg, PA 17202 is located in the A/R – Agricultural/Residential zoning district.
3. **Aldine Leroy Horst Dimensional Variance Request: ZHB-24-05-VAR**
Aldine Leroy Horst, 5051 Wayne Rd., Chambersburg, PA 17202 has applied for a Dimensional Variance from Zoning Ordinance Section 8.11.6 that limits the size of a building used for a Small Business Service to 4,000 sf. Mr. Horst proposes to operate a Small Business Service in an existing 5,000 sf., agricultural building with no interior walls. 5051 Wayne Rd., Chambersburg, PA 17202 is located in the A/R – Agricultural/Residential zoning district.
4. **PJ Land Development Dimensional Variance Request: ZHB-24-07-VAR**
PJ Land Development, 71 Carolyn Blvd., Farmingdale, NY 11735 has applied for a Dimensional Variance from Zoning Ordinance Section 3.4.D.2 to reduce the required 10' wide landscape buffer along an internal circulation road to 5' wide. The requested variance is related to development proposed at 1714 Lincoln Way East, Chambersburg, PA 17202 which is in the (C) Commercial zoning district.
5. **Vaughn McNew & Amanda S. Bumbaugh Dimensional Variance Request: ZHB-24-06-VAR**
Vaughn McNew, 3195 Landfill Rd., Chambersburg, PA 17202 and Amanda S. Bumbaugh, 3207 Landfill Rd., Chambersburg, PA 17202 have applied for a Dimensional Variance from Zoning Ordinance Section 3.2.D.1 to reduce the area of existing, residentially used property at 3195 Landfill Rd. from 10,793 sf to 8,682 sf., and a Dimensional Variance from Zoning Ordinance Section 3.2.D.3 to allow a proposed garage at 3207 Landfill Rd. to encroach 14 feet into the required front yard setback. 3195 and 3207 Landfill Rd., Chambersburg, PA 17202 are located in the (R-1) Low-Density Residential zoning district.
6. **Adjourn meeting**