

**MINUTES OF
SPRING GARDEN TOWNSHIP ZONING HEARING BOARD
August 15, 2016**

CALL TO ORDER: The monthly meeting of the Spring Garden Township Zoning Hearing Board was held on Monday, August 15, 2016 in the Township Municipal Building, 340 Tri Hill Rd., York, PA. Present:

James McMillion

Earl Quance

Michelle Poole

Anthony Foster

Michael Barton

Devon Myers, Esq., Zoning Solicitor

Linda Keller, Director of Community Dev. & Planning

Karen Meister, Key Reporters

4 people in the audience

PUBLIC COMMENT PERIOD: None

APPROVAL OF MINUTES: The minutes of the June 27, 2016 meeting were approved on a motion by Mr. Quance, seconded by Mrs. Poole. There were no public comments. Motion passed Yes-3, No-0 (Foster & Barton abstained).

ZONING APPLICATIONS:

Application #125-07-16: This application was withdrawn by Castle River Investments, LLC, and the application will not be heard.

Application #125-06-16: Shane de Garay has applied for a Variance to Section 310-6.D of the Spring Garden Township Zoning Ordinance to exceed the maximum paved area for a concrete patio around a swimming pool. The property is located at 114 Highland Road, York, PA and is zoned R-1 (Residential-Suburban).

Brenden Friedenfeld and Cristy de Garay were present for this application and Mr. Friedenfeld explained they wish to construct a pool deck around a swimming pool which was constructed last year. They are proposing 869 sq.ft. of impervious concrete around the pool. The storm water runoff generated will be off-set with a stormwater pit, designed and constructed as per the Township's Small Projects Guide. It will be 9' x 6' and 4 ½' deep. They plan to capture the water from the roof area of the house into this pit. The lot size is 14,723 sq.ft. in size and the amount of paved area will ultimately be 22% because of an existing long driveway on the property which makes up a lot of the paved area.

Mrs. Keller noted that the Township Engineer has reviewed and approved the stormwater management plan, and the pit will be inspected upon completion.

Mrs. Poole asked if the property is served by public water and public sewer in order to calculate the correct amount of paved area. Mrs. de Garay stated the property is served by public water and public sewer.

Mr. Quance asked if the neighbors on the left side have been notified since they will be most affected. Mrs. De Garay stated her husband had talked to several of the neighbors and they had no problems. The property is also completely enclosed by a 6' high privacy fence.

Two neighbors from the back were present and asked to see a copy of the plans. They stated they had no questions or problems with the application.

Mr. Quance asked if any alternatives were checked other than a concrete patio. Mr. Friedenfeld noted they researched permeable pavers, but that had pebbles in between the pavers which would cause a problem for the swimming pool filter.

There were no further questions or comments. Motion Mrs. Poole, second Mr. Barton to approve the Variance as requested with the use of a stormwater pit approved and inspected by the Township Engineer. There were no public comments. Motion carried. Yes-5, No-0.

OTHER BUSINESS:

The Decision for Application #125-04-16, Mary Todenhoft Home Occupation was confirmed as previously approved and the decision was mailed.

There was no further business to address.

ADJOURNMENT: The meeting was adjourned at 7:10 p.m.

Submitted by,

Linda S. Keller, Director of
Community Development & Planning
SPRING GARDEN TOWNSHIP