

ZONING-HEARING BOARD APPLICATION
TOWNSHIP OF SWATARA
COUNTY OF DAUPHIN

NAME OF APPLICANT Eric Horting

ADDRESS 33 Gypsy Hollow Road, Newport PA, 17074

INTEREST IN PROPERTY (IF OTHER THAN OWNER) N/A

OWNER OF PROPERTY (INDICATE IF DIFFERENT THAN ABOVE)

NAME Lawnton Fire Company

ADDRESS 52 S. 40th St. Hbg PA 17111 PHONE _____

TYPE OF APPLICATION

VARIANCE

APPEAL FROM MUNICIPAL ACTION

SPECIAL EXCEPTION

OTHER _____

UNDER THE PROVISIONS OF THE SWATARA TOWNSHIP CODIFICATION OF
ORDINANCES (AS AMENDED) CHAPTER 295- ZONING

ARTICLE _____ SECTION 28 ITEM G

ARTICLE _____ SECTION _____ ITEM _____

PROPERTY LOCATION 52 and 54 South 40th Street
Harrisburg PA 17111

DAUPHIN COUNTY TAX MAP PARCEL 63- 013 - 025

03-013-091

ZONING-HEARING BOARD APPLICATION
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PROPERTY SIZE LOT WIDTH 52-60 54-40 LOT DEPTH 100 LOT AREA .14
.09

PRESENT ZONING CLASSIFICATION R-m

PRESENT USE Firehouse

PROPOSED USE Office + Warehouse / Fire + Water Restoration + Remodeling

EXISTING IMPROVEMENTS ON PROPERTY N/A

(WHERE APPLICABLE, ATTACH PLOT PLAN INDICATING SIZE OF LOT(S), PRESENT IMPROVEMENTS, PROPOSED IMPROVEMENTS, AND RELEVANT SITE CHARACTERISTICS)

NATURE OR USE OF PROPERTY WITHIN 300 FEET Bank, Realty, Spa, Church, Law Office, Restaurants, Insurance Agency, Lawn Care

DESCRIBE FULLY THE NATURE OF YOUR REQUEST, THE GROUNDS THEREFOR, AND REASONS WHY IT SHOULD BE GRANTED. (ATTACH SUPPORTING DOCUMENTS AND ADDITIONAL SHEETS IF NEEDED)

See Attached

NOTE: THIS APPLICATION MUST BE ACCOMPANIED BY APPLICABLE FILING FEES AS ESTABLISHED BY RESOLUTION BY THE SWATARA TOWNSHIP BOARD OF COMMISSIONERS. APPLICANT SHALL ALSO BE RESPONSIBLE FOR COSTS INCURRED IN EXCESS OF THE INITIAL FILING FEE.

CERTIFICATION BY APPLICANT

I HEREBY CERTIFY THAT ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ANY PAPERS OR PLANS SUBMITTED HERewith ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.


SIGNATURE

DATED 11-11, 2020



P.O. Box 4708, Harrisburg, PA 17111
717-564-3030

November 11, 2020

Township of Swatara
Attn: Zoning-Hearing Board
599 Eisenhower Boulevard
Harrisburg, PA 17111

Re: Variance Request for 52 South 46th Street, Harrisburg, PA 17111

Zoning-Hearing Board:

I am currently in the process of trying to purchase the Lawnton Firehouse located at:

52 South 46th Street
Harrisburg, PA 17111
Parcel # 63-013-025 and 63-013-091

This location would become the new home for my business, New Beginnings Restoration, Inc. We are a mid-size, family operated, Fire and Water Restoration, and Remodeling company. We service the multi-housing industry in Pennsylvania.

Currently this location is zoned R-M and the use my business would require is listed in the regulations but is not permitted in this location. This is a request for a variance that would allow my business to operate at this location.

This location would be used as our office and warehouse facility, to house office personnel (4), supplies and small equipment. We currently have 9 employees and utilize sub-contractors as needed. Our staff reports to the building between 7:30 and 8:00 am Monday through Friday for assignments and perform paperwork. They are usually on their way to the job site by 8:30 am. There are currently 15 parking spaces and a large area at the bay for parking, This is ample parking for my staff and would not cause any issues in the community with parking. On occasion, the employees will prep for their daily task by running of small, motorized equipment but this is not a daily occurrence.

The surrounding properties on Derry Street are commercial and consist of the following business:


Bank	Spa	Law Office	Insurance Agency
Realty	Church	Restaurants	Lawn Care

A Full Service Property Maintenance Company

The areas on the other side of the property are single dwelling houses. We want to become part of the neighborhood, not an intrusion into the area. We intend to keep the façade of the building as close to original as possible, we will repair cracks in the stucco and paint. We do receive deliveries from time to time, with the large garage door and the large pad in front of the door we should not cause any issues with traffic or parking.

This building and location fit our needs perfectly. Thank you for your consideration in approving this variance. We are looking forward to being part of the community in Swatara Township.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Horting', written over a faint, illegible stamp or watermark.

Eric Horting
President