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February 5, 2021

**VIA UPS AND E-MAIL**

Zoning Hearing Board  
Swatara Township  
599 Eisenhower Boulevard  
Harrisburg, PA 17111-2397

**RE: Scannell Properties #411, LLC  
Zoning Hearing Board Application  
Our File No. 78526-0001**

Dear Board Members:

We represent Scannell Properties #411, LLC ("Applicant"), seeks to construct a logistics facility ("Facility") on a lot located between Eisenhower Boulevard and Highspire Road ("Property") in Swatara Township ("Township"). The Property is in the Township's General Commercial District ("C-G District"). Warehouse facilities are permitted in the C-G District.

The purpose of this Application is to request that the Zoning Hearing Board grant the following zoning relief from the Township's Zoning Ordinance necessary to construct the Facility on the Property: (i) A dimensional variance from the 15-acre lot size (§ 295-94.1.A); (ii) a dimensional variance from the 30-foot buffer yard (§ 295-123.D(1)(e)); and (iii) an extension of the time frames to secure permits and complete construction (§ 295-13.G(1)).

Enclosed in support of this Application are eight (8) copies of the following: (i) Zoning Hearing Board Application form; (ii) current deed; (iii) redacted agreements; (iv) the zoning exhibit; and (v) a narrative providing justification for the requested relief. A check in the amount of \$750.00 made payable to Swatara Township as payment for the filing fee is enclosed with this Application.

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We look forward to presenting this request to the Board.

Sincerely,

McNEES WALLACE & NURICK LLC

By   
Charles M. Courtney

Enclosures

c: Robert Ihlein (via e-mail w/ encls.)  
Noam Newman (via e-mail w/ encls.)  
Bill Gladstone (via e-mail w/ encls.)  
Ron Secary, PE (via e-mail w/ encls.)  
Joe Peters (via e-mail w/ encls.)



# SWATARA TOWNSHIP

599 EISENHOWER BLVD.  
HARRISBURG, PA 17111  
717-564-2551  
FAX: 717-564-5895

## Zoning Hearing Board Application

Name of Applicant Scannell Properties #411, LLC (attn: Noam Newman)

Applicant Address/Phone 100 Filmore Street, Suite 500, Denver, CO 80206; (303) 385-8545

### Type of Application

- Variance                                       Appeal from Municipal Action  
 Special Exception                                       Other Extension of time frames

### Under the Provisions of the Swatara Township Ordinance No. 2010-01, Zoning

Article IV                                      Section 295-94.1.A                                      Item 15 acre minimum lot area  
Article VIII                                      Section 295-113.D(1)(e)                                      Item 30-foot buffer yard  
Article I                                      Section 295-13.G(1)                                      Item Time frames to secure zoning permit and  
complete construction.  
See Narrative.

### Property Information

Property Location Highspire Road                                      Dauphin Co. Parcel No. 63-062-026-000-0000

Property Owner (If Different from Applicant) Allen C. Bender, Robert M. Bender, Jr. and Carla Bender

Interest in Property (If other than Owner) Applicant is the equitable owner (See Redacted Agreements)

Owner Address/Phone Allen C. Bender                                      Robert M. Bender, Jr.  
1031 Highspire Road, Harrisburg, PA 17111                                      45 N. 31st Street, Camp Hill, PA 17011

See Zoning Exhibit  
Property - Lot Area Appx. 10 acre Lot Width Appx. 775' & 872' Lot Depth Appx. 1,265' & 580'  
Zoning District C-G Present Use Vacant

Existing Improvements on Property Underground gas transmission line, and some structures and vehicles encroaching from neighboring lots.

*(In addition, please attach a plot plan illustrating the size of the lot(s), existing improvements, proposed improvements, and relevant site characteristics.)* See Zoning Exhibit

Nature or use of properties within 300 feet See Zoning Exhibit

Describe in detail the nature of your request, the grounds therefor, and reasons why it should be granted. Attach supporting documents and additional sheets if needed. See Narrative

A variance to permit the Facility to be located on the approximately 10-acre Property (S. 295-94.1.A); A dimensional variance to permit a portion of the truck court to encroach into the buffer yard along Highspire Road (S. 295-123.D(1)(e)); and

Extensions of the time frames to secure the zoning permit and to complete construction, so as to work through any unforeseen issues that may arise and obtain any necessary municipal approvals and required outside agency approvals (S. 295-13.G(1)).

- This application must be accompanied by applicable filing fees as established by Resolution by the Swatara Township Board of Commissioners (\$750.00). In addition to the filing fee, the applicant shall also be responsible for costs incurred in excess of the initial filing fee.
- Please provide eight (8) copies of this completed application and all supporting documents.

### 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.

*C. M. Ct.* Date 2/5/21

Signature