

IN THE MATTER OF	:	BEFORE THE LOWER ALLEN TOWNSHIP
	:	ZONING HEARING BOARD
THE APPLICATION OF	:	CUMBERLAND COUNTY, PENNSYLVANIA
	:	
PENNSYLVANIA DELAWARE	:	DOCKET NO. 2019-01
DISTRICT COUNCIL	:	
ASSEMBLIES OF GOD	:	

DECISION GRANTING A SPECIAL EXCEPTION

The Applicant seeks a special exception to reduce the number of off-street parking spaces required in connection with a building expansion. A hearing was held before the Board on April 18, 2019.

FINDINGS OF FACT

1. Notice of the hearing was properly advertised, the subject property was posted, and all property owners required to be notified of the hearing were notified in accordance with the Codified Ordinances.

2. The Applicant is Pennsylvania Delaware District Council Assemblies of God, which has an office at 4651 Westport Drive, Mechanicsburg, PA 17055.

3. The Applicant is the owner of the subject property, which is located in a C-3 District.

4. The subject property is a parcel of land of 2.39 acres, improved with an office building of approximately 8,220 square feet.

5. The Applicant manages churches, and has 22 employees at the Westport Drive facility.

6. The Applicant proposes to erect a two story expansion of the existing building. Upon completion, the building will contain 16,909 square feet. One new employee is anticipated.

7. Currently, Applicant has approximately 6 visitors to the facility on a typical day. Approximately 8 visitors a day are expected after the expansion.

8. The expansion will include a classroom and a meeting room. Applicant estimates that not more than 49 people will be on site at any one time.

9. Applicant intends to use larger nearby facilities if a large group is expected.

10. Currently, there are 39 off-street parking spaces.

11. Upon completion of the expansion project, there will be 62 off-street parking spaces, including 3 ADA compliant spaces.

12. Only about half of the existing spaces are needed at any given time, and Applicant expects that 62 spaces will be more than adequate.

13. No one else offered testimony in favor of or against the application.

CONCLUSIONS OF LAW

1. The Board's jurisdictional authority to decide a request for a special exception is provided in Sections 220-269(B)(6) and (D) of the Codified Ordinances.

2. Section 220-239A requires 85 off-street parking spaces for the completed expansion project.

3. Section 220-241 of the Codified Ordinances authorizes the Board to reduce, by special exception, the number and size of off-street parking space requirements where the Applicant can justify the reduction and still provide adequate off-street parking facilities.

4. The Applicant has established to the Board's satisfaction that 62 off-street parking spaces will be adequate, and has demonstrated compliance with all of the standards and criteria for the requested special exception.

5. The proposed special exception will not be detrimental to the public health, safety or welfare.

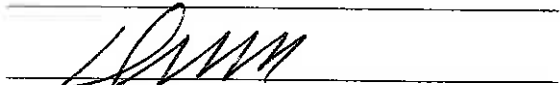
DECISION

Based upon the foregoing findings and conclusions, and in consideration of the testimony and evidence presented to the Board, it is the decision of the Board that the Applicant's request for a special exception be and is approved, subject to the condition that the Applicant shall maintain strict conformance with the testimony, evidence and plans submitted to the Board.

Dated: 5-1-2019

LOWER ALLEN TOWNSHIP ZONING
HEARING BOARD





Solicitor