

IN THE MATTER OF : BEFORE THE LOWER ALLEN TOWNSHIP
THE APPLICATION OF : ZONING HEARING BOARD
REBECCA E. STONER (WALMART) : CUMBERLAND COUNTY, PENNSYLVANIA
: DOCKET NO. 2022-06

DECISION GRANTING A SPECIAL EXCEPTION

The Applicant seeks a special exception to reduce the required number of off-street parking spaces. A hearing was held before the Board on November 17, 2022.

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 Rebecca Stoner, 3400 Hartzdale Drive, Camp Hill, PA 17011, appearing for Walmart Store 5888.

3. The subject property is a tract of land bounded by Hartzdale Drive, and improved with a commercial building and related parking used as a Walmart retail store.

4. The subject property has 359 off-street parking spaces.

5. The Applicant proposes to reduce the number of spaces to 259, to allow for placement of containers to be used as needed

for storage of excess inventory resulting from supply chain issues, and for conducting special community events.

6. Based upon demands of other similar facilities, and an analysis of parking demand, Applicant believes 259 spaces will be adequate for the Walmart store.

7. No one objected to the requested relief.

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. The Codified Ordinances require a total of 359 off-street parking spaces for the use on the subject property.

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 259 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.

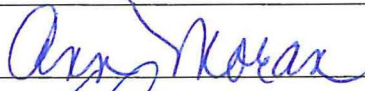
DECISION


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 hereby granted, subject to the condition that Applicant shall maintain strict conformance with the testimony, plans and evidence presented to the Board. The Applicant is advised that the township will require screening of storage containers used after expiration of the temporary storage permit.

LOWER ALLEN TOWNSHIP ZONING
HEARING BOARD

Date:

12-1-2023





Solicitor