

AGENDA
CECIL TOWNSHIP
ZONING HEARING BOARD
August 16, 2021 7:00 p.m.

I. Call to Order:

7:00 PM

II. Approval of Minutes:

July 19, 2021

III. Old Business:

None

IV. New Business:

1.) Application #2021-0009: Clement Fence

Location: 2075 Dantry Drive

Parcel ID #: 140-010-09-00-0001-00

R-2 Medium Density Residential Zoning District

- Nature of Request: Variance to install 5 ft fencing in required front yard of corner lot
- UDO Section 1204.E restricts fencing to 3 ft high in required front yards

2.) Application #2021-0008: Montour Trail Parking Lot

Location: McConnell Road

Parcel ID #: 140-00-00-00-0058-00

P - Park, Recreation, and Athletic Zoning District

- 1.) Nature of Request 1: 2 ft variance to the required two-way aisle width:
 - UDO Section 1304.B requires a Two-Way Aisle Width of 24 feet, and the proposed plan provides a 22 ft drive aisle
- 2.) Nature of Request: Variance to install a gravel parking lot
 - UDO Section 1304.D.1 requires parking lots to be paved with an impervious surface, and details design requirements
- 3.) Nature of Request: Variance to install un-lined parking spaces
 - UDO Section 1304.D.4 requires parking spaces be lined and provided with bumper guards or wheel guards, and the proposed plan provides only the wheel stops for all parking spaces, except the ADA parking spot
- 4.) Nature of Request: Variance to install impervious surface 8.4 ft from an existing tree with a diameter greater than 18 inches
 - UDO Section 1504.D.3 states no impervious surface may be located within 12.5 ft of any tree 18 inches or more in diameter unless compliance would unreasonably burden the development
- 5.) Nature of Request: Variance to the required landscaping buffer

- UDO Section 1505.C.1 requires a landscaped area at least 8 feet in width around the full perimeter
- 6.) Nature of Request: Variance to the required interior parking lot landscaping
- UDO Section 1505.D.1 states at least 5% of the gross vehicular area of the parking lot shall be landscaped
- 7.) Nature of Request: Variance to the required interior parking lot planting islands
- UDO Section 1505.D.2 requires interior parking lot planting islands, with a minimum area of 120 sq ft and a minimum width of 7 ft
- 8.) Nature of Request: Variance to the required interior parking lot landscape dispersion
- UDO Section 1505.D.2.b states interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking to 150 ft.

V. Discussion:

VI. Adjournment: