

**NOTICE OF PUBLIC HEARING
ZONING HEARING BOARD**

Notice is hereby given that the Borough of Chambersburg Zoning Hearing Board will hold a Public Hearing as provided in the Zoning Code for the following Appeals in Council Chambers on the First Floor of the Utility Departments Addition to Borough Hall, 100 South Second Street, Chambersburg, Pennsylvania, on **TUESDAY, MAY 6, 2025 at 5:00 p.m.**

Appeal Number 1670, Appellant, Robert Snyder, is appealing the action of the Zoning Officer dated April 11, 2025, indicating that the lot at 576 East King Street does not meet the area requirements for a two-family dwelling. The area is zoned Low Density Residential. This is an appeal under Sections 300-17 and 300-110.

Appeal Number 1671, Appellant, Shea Slemmer, is requesting a special exception permit to change a nonconforming use at 481 South Second Street from a florist use to a professional office use for Visionary Crafters. The area is zoned Moderate Density Residential. This is an appeal under Section 300-93.

Appeal Number 1672, Appellant, Darwin Rosenberry, is requesting a special exception for conversion apartments at 482 East Washington Street. The area is zoned Moderate Density Residential. This is an appeal under Sections 300-24 and 300-135.

Any person who has questions or needs accommodations in accordance with the Americans with Disabilities Act in order to gain access to or participate in the hearing should contact 717-251-2436 or pwolgemuth@chambersburgpa.gov prior to the hearing date.

PHIL WOLGEMUTH
ZONING OFFICER
BOROUGH OF CHAMBERSBURG

BOROUGH OF CHAMBERSBURG
ZONING HEARING BOARD
MINUTES OF MEETING

Tuesday, March 4, 2025

The regular meeting of the Chambersburg Zoning Hearing Board was held on Tuesday, March 4, 2025, at 5:00 p.m. in the Chambersburg Borough Municipal Office Building, 100 South Second Street, Chambersburg, Pennsylvania.

The following members of the Board were present: Melisha Miller, Chair; Joanne Tweedle, Vice-Chair; David Walter, Secretary; Troy Garman, Member; Douglas Stouffer, Alternate Member. Jerrold A. Sulcove, Esquire, Solicitor, was also in attendance. Diana Sydnor, stenographer, was present and transcribed the proceedings. Phil Wolgemuth was present and testified on behalf of the Borough of Chambersburg.

Mr. Wolgemuth testified that proper notice of the hearing was given by advertising in the Public Opinion, Chambersburg, Pennsylvania, prior to the hearing. Additionally, he testified that notice of the hearing was posted on each Appellant property and served upon all adjoining property owners within three hundred (300) feet of the subject parcel pursuant to the Zoning Ordinance.

The Board considered Appeal No. 1668 of Steven Hudson. Appellant appealed the determination of the Borough of Chambersburg Zoning Officer that the shipping container located in the rear yard of the property is not a permitted projection into the rear yard pursuant to Borough Zoning Ordinance Sections 300-110 and 300-133(e)(1)(a)[2].

Mr. Wolgemuth introduced Appellant's appeal of his interpretation of the Zoning Ordinance that the shipping container was not a permitted projection into the property's rear yard. Appellant testified regarding the appeal and answered questions from the Board. Adrian Hudson, an owner of the property, testified in support of the appeal. Austin Rosenbaum, a concerned citizen, testified in opposition to the appeal.

Upon a motion by David Walter, seconded by Joanne Tweedle, and carried upon a unanimous vote, the Board denied Appellant's appeal and affirmed the determination of the Borough Zoning Officer that the shipping container currently located on the property is not a permitted projection into the rear yard of the property.

The Board next considered Appeal No. 1669 of Brian Zoeller. Appellant requests a special exception to allow the expansion of the property located at 1559 Edgar Avenue to accommodate seven garden apartments pursuant to Section 300-92 of the Borough Zoning Ordinance.

Mr. Wolgemuth introduced Appellant's application for a special exception and described the property. Appellant presented his application and testified regarding the proposed conversion of the dwelling into a total of seven garden apartments. He testified that the property will have fourteen off-street parking spaces. John Boozer, a concerned citizen, testified in support of the appeal.

Upon a motion by David Walter, seconded by Joanne Tweedle, and carried unanimously, the Board approved Appellant's request for a special exception to convert the existing building into five garden apartments and to construct an addition to the existing building which will provide an additional two garden apartments.

The Board approved the minutes of the December, 2024 meeting unanimously.

The Board, having no further business to conduct, adjourned the meeting at 6:00 p.m.

Respectfully submitted,

David Walter, Secretary

BOROUGH OF CHAMBERSBURG
ZONING HEARING BOARD
MINUTES OF MEETING

Tuesday, April 22, 2025

A special meeting of the Chambersburg Zoning Hearing Board was held on Tuesday, April 22, 2025, at 5:00 p.m. in the Chambersburg Borough Municipal Office Building, 100 South Second Street, Chambersburg, Pennsylvania.

The following members of the Board were present: Melisha Miller, Chair; Joanne Tweedle, Vice-Chair; David Walter, Secretary; Troy Garman, Member; Douglas Stouffer, Alternate Member. Jerrold A. Sulcove, Esquire, Solicitor, was also in attendance. Mari Over, stenographer, was present and transcribed the proceedings.

The meeting was called to order by the Chair, Melisha Miller, and immediately entered executive session for the purpose of discussing litigation in the matter of *Cellco Partnership d/b/a Verizon Wireless v. Borough of Chambersburg Zoning Hearing Board*, CCP Franklin County Civil Matter No. 2025-3.

The Board came out of executive session and resumed the special meeting. Helen Gemmel, Esq., attorney for Cellco Partnership d/b/a Verizon Wireless, presented an agreement intended to settle the aforementioned litigation. Debra Strickler, Julie Fitchet, Steve Broadwater, and Alan Coffman commented about the proposed settlement agreement.

Following the discussion in the executive session and the comments from the members of the public present, the Board, upon a motion by David Walter, seconded by Melisha Miller, and carried unanimously, approved the agreement presented by Cellco Partnership d/b/a Verizon Wireless as attached to these minutes.

The Board, having no further business to conduct, adjourned the meeting at 6:00 p.m.

Respectfully submitted,

David Walter, Secretary

ZONING HEARING BOARD
BOROUGH OF CHAMBERSBURG



NOTICE OF APPEAL

APPEAL NO. 1670

DATE 4/17/2025

Appeal is hereby made by the undersigned (check applicable item or items)

☒ from the action of the Zoning Enforcement Officer in refusing my application for a Building Permit, dated April 11 19 2025

☐ for a special exception or variance from the terms of the Chambersburg Zoning Ordinance.

Appellant Robert Snyder , P.O. Box 46, Chambersburg, PA 17201
(Name) (Address)

Appellant's Phone Number 714-392-9912

Owner Robert Snyder , PO Box 46, CHAMBERSBURG PA 17201
(Name) (Address)

Attorney (if any) GEORGE E. WENGER JR. , 142 E. Washington St. Chambersburg PA 17201
(Name) (Address)

Interest of appellant if not owner (agent, lessee, etc.) _____

1. Application relates to: (check applicable item or items) _____

Use ☐ Lot Area ☒ Yards ☐ Height ☐

Existing building ☐ Proposed building ☐ Other _____

2. Brief description of real estate affected:

Location: 576 E. King St.

Lot size: 6,534 sf

Present use: Single-family detached dwelling

Present zoning classification: Low Density Residential

Present improvements upon land: Dwelling and detached garage

(See other side)

3. If this is an appeal from action of the Zoning Enforcement Officer, complete the following:

Date determination made April 11, 2025

Your statement of alleged error of Zoning Enforcement Officer or Building Inspector _____

4. Action desired by appellant:

Variance for lot area to establish two-family dwelling.

5. Reasons appellant believes Board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and note whether hardship (or is not) claimed, and the specific hardship).

[SEE ATTACHED]

6. Has previous appeal been filed in connection with these premises? _____
(Yes) or (No)

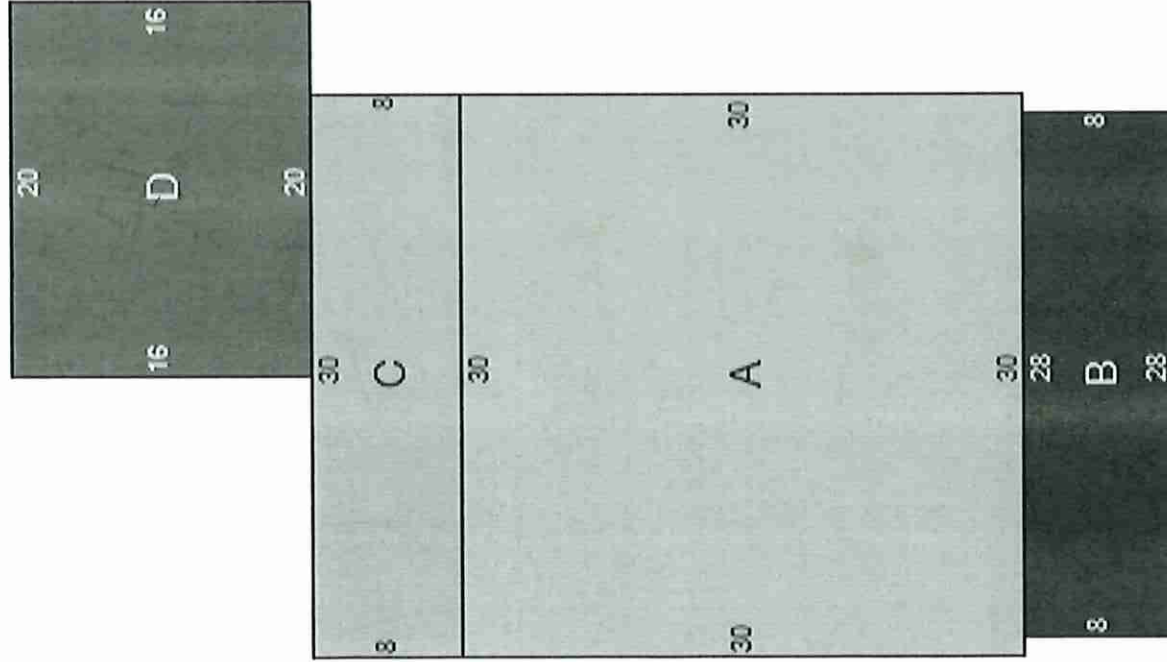
Note: Attach one copy of plan of real estate affected, indicating location and size of lot, size of improvements now erected and proposed to be erected thereon, or other change desired, also any other information required by the Zoning Hearing Board. If more space is required, attach a separate sheet and make specific reference to the question being answered. In question 5, above, include the grounds for the appeal or reasons both with respect to law and fact for granting the appeal or the special exception or variance. Specifications of errors must state separately the appellant's objections to the action of the Zoning Enforcement Officer with respect to each question of law and fact which is sought to be reviewed.

I hereby depose and say 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.


(Appellant's Signature)

5. Reasons appellant believes Board should approve desired action.

- Permissible use for 2 residential units.
- Meet all criteria except square footage, have parking.
- Allowing variance would not change neighborhood character.
- All lots in the neighborhood are narrow width.
- Borough will benefit with water / sewer tap fees: \$7,546.00 + ongoing bills.
- Owner's plan for individual residence for main house and additional rental for income.
- Prior owner had started conversion of rear area to rental unit.
- Rear area of home was enclosed before November 27, 2017 (per tax map).
- Unit close to other business / services.
- Hospital has changed character of that end of town.
- Significant number of rentals in the same block.
- House next door to east is a rental with 2 units.



Code (Label)	Description
A	2B (2STY/B)
B	2 Stories Over Bsmnt
P	(P)
P	Open Porch
C	2 (2STY)
C	2 Stories
E	(E)
D	Enclosed Porch

Franklin County
03-1C59.-087.-000000
As of: 11/27/2017
00006752.png





Borough of Chambersburg

*A full service municipality in Franklin County
celebrating over 65 years of consumer owned natural gas service
over 100 years of community electric and a
regional wastewater, water, and municipal solid waste utility*

April 11, 2025

Robert Snyder
P.O. Box 46
Chambersburg, PA 17201

Re: Land Use Permit No. 2025-108

Dear Mr. Snyder:

I am writing in response to the Land Use Permit Application you submitted to add a dwelling unit to the single-family detached dwelling addressed as 576 East King Street.

The lot, which is located in a Low-Density Residential zoning district, accommodates a single-family detached dwelling and detached garage. In this district, a lot must have a minimum lot area of at least 12,000 square feet to accommodate a two-family dwelling, which the Zoning Code defines as a building designed for and intended to be occupied exclusively as a residence for two families living independently of each other.

According to Franklin County tax parcel records, the lot at 576 East King Street appears to be 6,534 square feet in area. As such, an additional 5,466 square feet would be necessary to accommodate a two-family dwelling. Moreover, at least two off-street parking spaces would have to be provided per dwelling unit, requiring at least four off-street parking spaces for a two-family dwelling.

I must deny your Land Use Permit (No. 2025-108) since the lot, known as Franklin County UPI No. 03-1C59.-087.-000000, does not meet the lot area requirements for a two-family dwelling.

You have the right to file the enclosed Notice of Appeal with the Zoning Hearing Board within 30 days of the date of this letter if you would like to seek a variance for lot area and off-street parking or if you do not agree with my interpretation of the Zoning Code regulations. The Board typically meets the first Tuesday of the month at 5:00 p.m. in Borough Hall Council Chambers. Board procedures include a Public Hearing, a legal advertisement in the newspaper regarding the appeal and posting a Public Hearing Notice on the appellant property and neighboring properties within 300 feet. A \$250 fee is collected to cover expenses related to this process.

Please contact me at 717-251-2436 or pwolgemuth@chambersburgpa.gov if you need assistance with the Zoning Hearing Board appeal process.

Sincerely,

Phil Wolgemuth
Zoning Officer

Enclosures

**BOROUGH OF CHAMBERSBURG
LAND USE PERMIT APPLICATION**

2025-108

The undersigned hereby applies for a Land Use Permit to remodel, build or demolish a structure, erect a sign or change the use of a building or lot in the Borough of Chambersburg. A site plan drawing must be included to show all property lines with distances to the proposed work or use area along with the location of all existing buildings on the property. Electric and plumbing plans must be included for new commercial construction and change of use. Change of use must include a floor plan that shows door, window and restroom locations. Sign construction must include a plan showing dimensions, graphical content and site location. It will be the applicant's responsibility to contact Pennsylvania Municipal Code Alliance, the Borough's state-certified third-party code enforcement agency, to obtain a Borough Plumbing Permit, UCC Permit, Certificate of Occupancy or Fire/Sprinkler/Alarm License. There is no fee for a Land Use Permit, however, fees associated with permits issued by Pennsylvania Municipal Code Alliance have been approved by Town Council as listed on the Master Fee Schedule that can be obtained through the Borough website.

Land Use Permit Application Return To:

Borough of Chambersburg
100 South Second Street
Chambersburg, PA 17201
Phone 717-251-2417 Fax 717-264-0224
Website: chambersburgpa.gov

Third-Party Code Enforcement Services:

Pennsylvania Municipal Code Alliance
1013 Wayne Avenue
Chambersburg, PA 17201
Phone 717-496-4996 Fax 717-446-0586
Website: pacodealliance.com

PART 1 - TO BE COMPLETED BY APPLICANT (PLEASE PRINT)

Address Where Work Is Being Done 576 E. King St
Property Owner's Name Robert H. Snyder
Contact Person's Name Robert H. Snyder
Contact Person's Address 229 S. main St Chambersburg Pa. 17201
Contact Person's Phone Number 717-377-4912 Email Address Snyder Robert 568 Pm01
Contractor Name Robert H. Snyder Phone Number 717-377-4912
Type Of Project: New ☐ Addition ☒ Demolition ☐ Interior Commercial ☐ Sign ☐
Type Of Land Use conversion Business Name R.H. Snyder Rentals
Provide Detailed Description Of Project In low efficiency to one
Bedroom apartment, Hardship Square Footage: 101
Lot Size .15 acs. Square Feet/Acres 1500 Parking Spaces 6
Building Dimensions 320 ft Height 8' Estimated Cost \$30,000 - 35,000
Property Owner's Signature Robert H. Snyder Date 4-2-2025

PART 2 - TO BE COMPLETED BY BOROUGH OF CHAMBERSBURG

Permit Granted Yes ☐ No ☒ Date 4/11/2025
Reason for Denial lot does not meet lot area requirements for two-family dwelling.
Customer Service OK Comments Deposit required for adtl meters @ property.
Electric OK Comments Must use Chambersburg licensed Electrician
Gas OK Comments NEW GAS APPLIANCES REQUIRE AN APPLICATION
Public Works OK Comments
Planning/Zoning OK Comments
Stormwater AMS Comments
Water/Sewer WA Comments Capital charges \$ 7,266 + Fees
Borough New Utility Service Account Required Yes ☐ No ☒ CP00P-25
Borough Electric Permit Required Yes ☒ No ☐
Net Metering Interconnection Application Required Yes ☐ No ☒
Borough Land Use Occupancy Permit Required Yes ☐ No ☒
Borough Retail Food Facility License Required Yes ☐ No ☒
Borough Drainage Plan Required Yes ☐ No ☒
Borough Plumbing Permit Required Yes ☒ No ☐
DEP Approved Sewage Planning Module Required Yes ☐ No ☒
PMCA Fire/Sprinkler/Alarm License Yes ☐ No ☒
PMCA UCC Permit Required Yes ☒ No ☐
PMCA Certificate of Occupancy Required Yes ☒ No ☐



PERMIT# CP008-25

BOROUGH OF CHAMBERSBURG
WATER AND SEWER CONNECTION PERMIT/
INVOICE

Connection Date: Time:
Permit Paid _____

Connection Date: Time:
Permit Validated _____
Water/Sewer Superintendent _____

Address of Work Location 576 E. King Street

Property Owner Robert H. Snyder

Address of Owner 229 S. Main Street, Chambersburg, PA

Business Phone 717-377-4912 Cell Phone _____

Fax# _____ E-Mail _____

CONNECTION PERMIT – WATER AND SEWER

Request – WATER

 X Water Tap

<u>Tapping Fee</u>	<u>Capacity Part</u>	<u>Distribution Part</u>
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Per EDU	\$2,464.00	\$618.00
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1 EDU (Equivalent Dwelling Unit) is equal to 163 gallons of water usage per day. Single family residential dwelling units equal 1 EDU.

Number of EDU's (By Water and Sewer Superintendent.) 1

of EDU's 1 X \$3,082.00 = **TOTAL WATER TAPPING FEE** \$ 3,082.00
(94011)

Request -- SEWER

 X Sewer Tap

<u>Tapping Fee</u>	<u>Capacity Part</u>	<u>Collection Part</u>
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Per EDU	\$1,900.00	\$2,284.00
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1 EDU (Equivalent Dwelling Unit) is equal to 226 gallons of wastewater production per day. Single family residential dwelling units equal 1 EDU.

Number of EDU's (By Water and Sewer Superintendent.) 1

of EDU's 1 X \$ 4,184.00 = **TOTAL SEWER TAPPING FEE** \$ 4,184.00
(95011)

5/8" Meter & Remote Cost	<u> 1 </u> X \$ <u>250.00</u>	\$ <u>250.00</u>
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Activation Fee	<u> 1 </u> X \$ <u>30.00</u>	\$ <u>30.00</u>
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RadioRead Equipment	<u> 0 </u> X \$ <u>200.00</u>	\$ <u>0.00</u>
		(40018)

Distribution Part -- Credit \$

Collection Part -- Credit \$

TOTAL WATER AND SEWER TAPPING FEE \$ 7546.00

(The property owner is responsible for paying the entire Connection Permit.)

****NOTICE!!:**

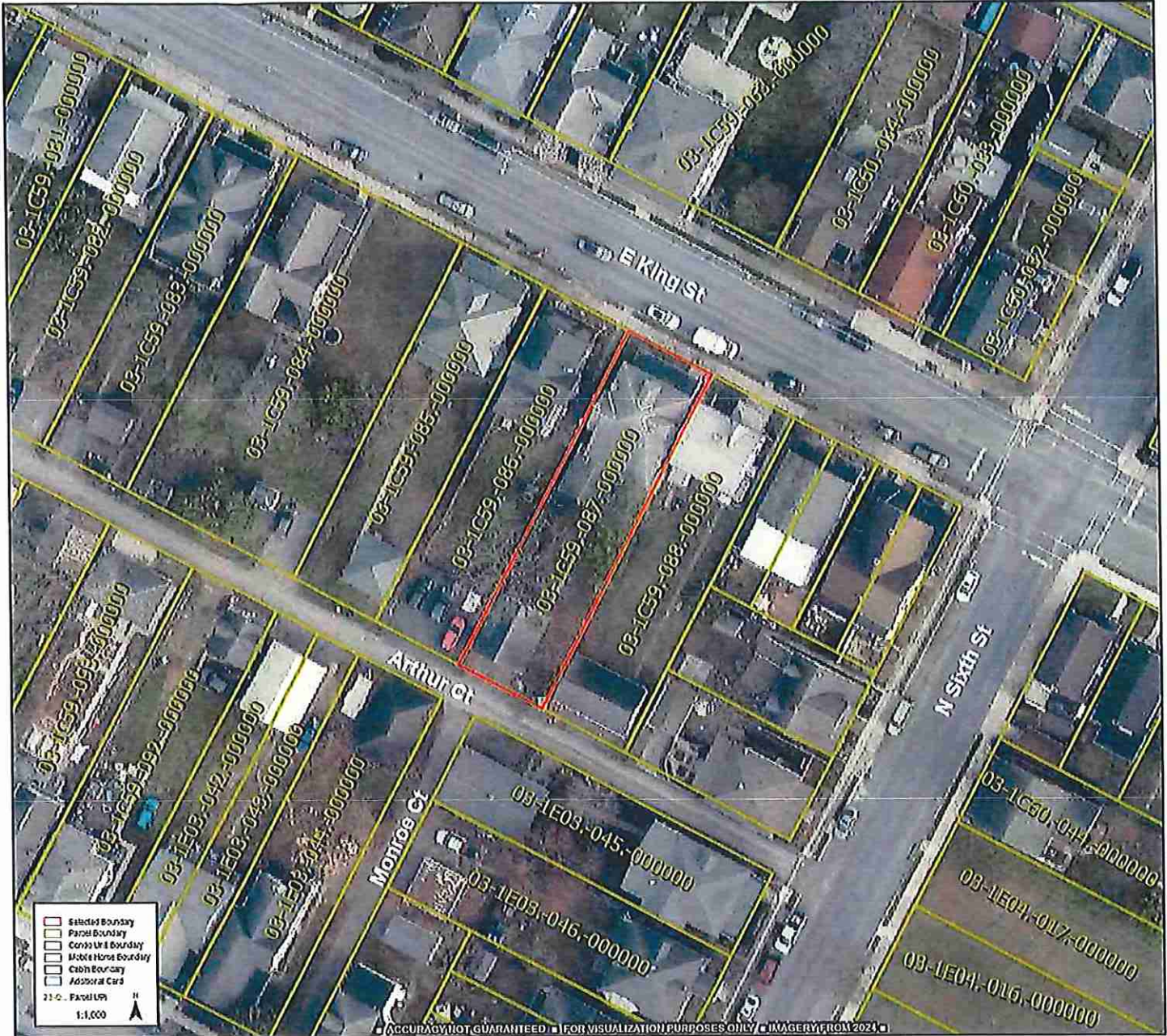
THE CONNECTION PERMIT IS NOT VALID UNTIL SIGNED BY THE CHAMBERSBURG BOROUGH WATER AND SEWER DEPARTMENT SUPERINTENDENT. THE PERMIT WILL BE SIGNED BY THE SUPERINTENDENT ONLY AFTER IT HAS BEEN PAID IN FULL. ALL PLUMBING PERMITS SHALL BE OBTAINED THROUGH PA MUNICIPAL CODE ALLIANCE, INC. (PMCA). PMCA WILL NOT RELEASE APPLICABLE PLUMBING PERMITS UNTIL ALL TAPPING FEES ARE PAID IN FULL TO THE BOROUGH OF CHAMBERSBURG.

PA MUNICIPAL CODE ALLIANCE, INC. - INFORMATION

Land Use Permit # 2025-081

PA Municipal Code Alliance, Inc.
380 Wayne Avenue
Chambersburg, PA 17201
Phone 717-496-4996
Fax 717-446-0586

After this Permit is validated, you should go to the PA Municipal Code Alliance, Inc. office to apply for any building/plumbing permits. Take a copy of this permit along with you.



PROPERTY INFORMATION

UPI: 03-1C59.-087.-000000
ADDRESS: 576 E KING STREET
CHAMBERSBURG PA 17201

Unit ID:
TYPE: Tax Parcel
DEED AREA: 0.15 ACRES

CURRENT OWNER INFORMATION

OWNER: ROBERT H SNYDER

ADDRESS: PO BOX 46
CHAMBERSBURG PA 17201
DEED REF: 23-013557 SOLD: 7/19/2023
PRICE: \$205,000.00

ASSESSMENT VALUES

BLDGS	\$19,660.00
LAND	\$1,050.00
TOTAL	\$20,710.00

TAXABLE STATUS

EXEMPT: NO



STOP WORK ORDER / NOTICE OF VIOLATION

Site Address: 576 E. King Street, Chambersburg, PA 17201 Municipality: Chambersburg Borough

Notice Issued To: Robert H. Snyder

Permit Number: 2025-0834RA-FRA

Notice Has Been: ☒ Left on Site ☒ Sent Certified Mail

Violations: ☐ Commercial ☒ Residential

- ☒ No Permit - 34 Pa Code XIV 403.42(a) / 34 Pa Code XIV 403.62(a)
☒ No Approved Construction Documents - 34 Pa Code XIV 403.43(j) / 34 Pa Code XIV 403.63(e)
☒ Failure to obtain Inspections - 34 Pa Code XIV 403.45(a) / 34 Pa Code XIV 403.64
☐ Failure to comply with previously cited Field Corrections or Stop Work Order - 34 Pa Code XIV 403.43(j) / 403.63(j) [relating to approved documents]
☒ Work does not meet minimum code requirements - 34 Pa Code XIV 403.21(a) / 34 Pa Code XIV 403.43(j) / 403.63(j)
☒ Other - See comments below.

Note: The above Uniform Construction Code Violations are listed for both Commercial and Residential construction as adopted under 35 P.S. 7210.101 et. seq. and will apply according to the classification and type of project found to be in violation.

Violations of the Uniform Construction Code were evident upon inspection. In order to abate the violation, you must obtain a permit, pay any associated fees and have the project finalized.

You are hereby ordered to Stop Work immediately as described below:

34 Pa Code XIV Section 403.01, Stop work order.

- (a) A building code official may issue a written stop work order when the official determines that construction violates the Uniform Construction Code or is being performed in a dangerous or unsafe manner. The stop work order is to contain the reasons for the order and list the required conditions for construction to resume.
(b) The building code official shall serve the stop work order on the permit owner or the owner's agent by certified mail or personal service.
(c) A person who continues construction after service of a stop work order, except for construction work that is necessary to remove a violation or an unsafe condition, may be subject to the penalties under section 903 of the act (35 P. S. § 7210.903). A building code official may seek enforcement of a stop work order in a court of competent jurisdiction.

These violations are considered a criminal offense and may result in a fine of up to \$1,000.00 per day for each violation. Each day of non-compliance will result in each offense being considered a new violation. If the work is in progress it must stop until the Building Code Official authorizes it to continue. If the Project has been completed without the proper permits and documentation, all requirements must be met to the satisfaction of the Building Code Official to avoid prosecution. Be aware that use or occupancy without a valid *Certificate of Use and Occupancy* is also a separate criminal offense and may result in additional enforcement action. Please contact PA Municipal Code Alliance, Inc. (PMCA) in order to obtain the required permits and approvals in order to proceed with your project.

You have the right to legal counsel. If you do not intend to fully comply with this Order, you should take this notice to your attorney at once. If you do not have an attorney or if you cannot afford one, please contact the PA Bar Association Lawyer Referral Service; P.O. Box 106, 100 South Street; Harrisburg, PA 17108; Telephone Number: 800-692-7376.

You have the right to appeal decisions of the Building Code Official. Your appeal must be on a form provided by the municipality. This may be obtained by contacting the office initiating this correspondence, Under 34 Pa Code XIV Section 403.122.

Comments: It appears you are performing construction without first obtaining any permits or inspections. The enclosment of the rear porch, amongst any other construction/alteration made will require a valid Land Use Permit and UCC Building Permits and Inspections. You may obtain the Land Use Permit from the Borough of Chambersburg and any Building Permit and Inspections from PMCA, located at 1013 Wayne Avenue, Chambersburg, PA 17201. Failure to obtain the required permits may result in further Enforcement.

R. Clom Malot

Date: 3-10-2025

Inspector: PMCA

R. Clom Malot, MCP
Chief Code Official

PA Municipal Code Alliance, Inc.

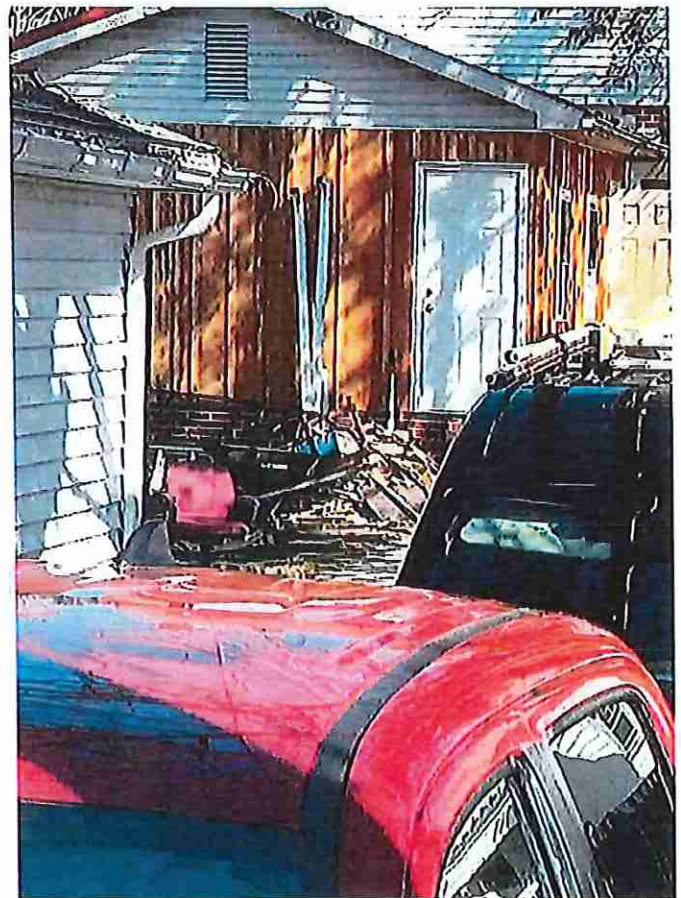
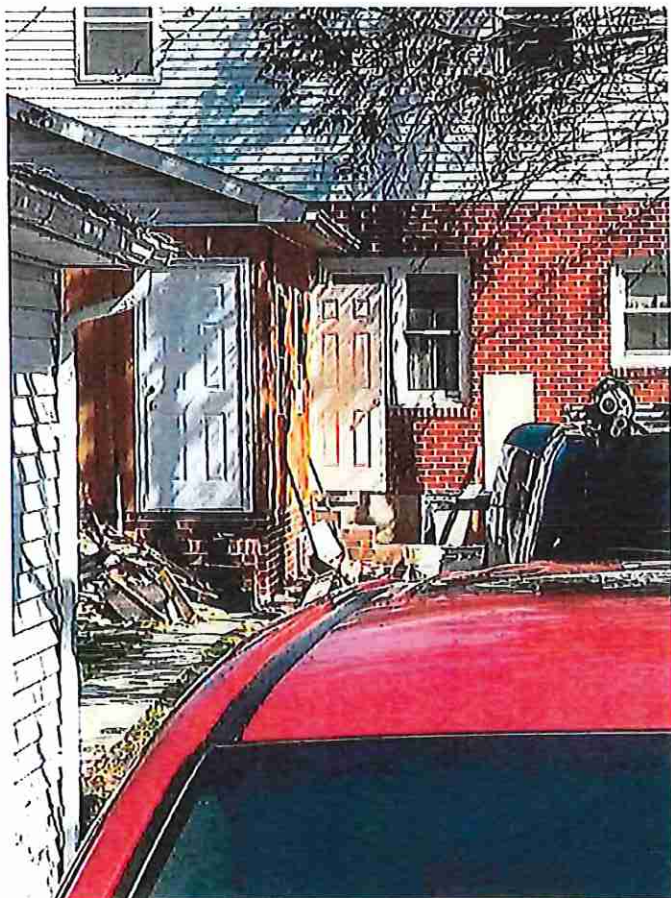
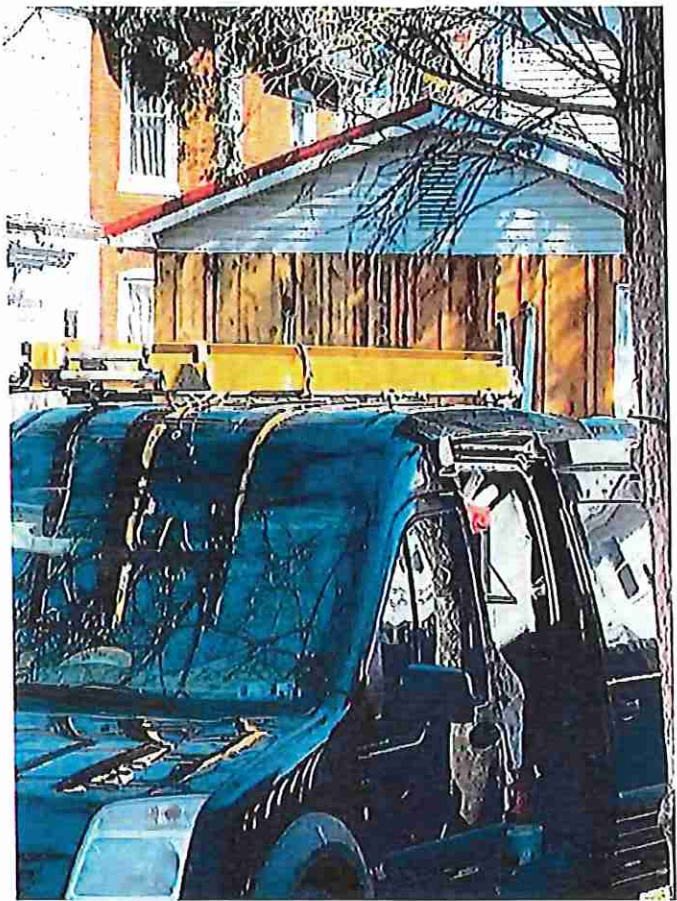
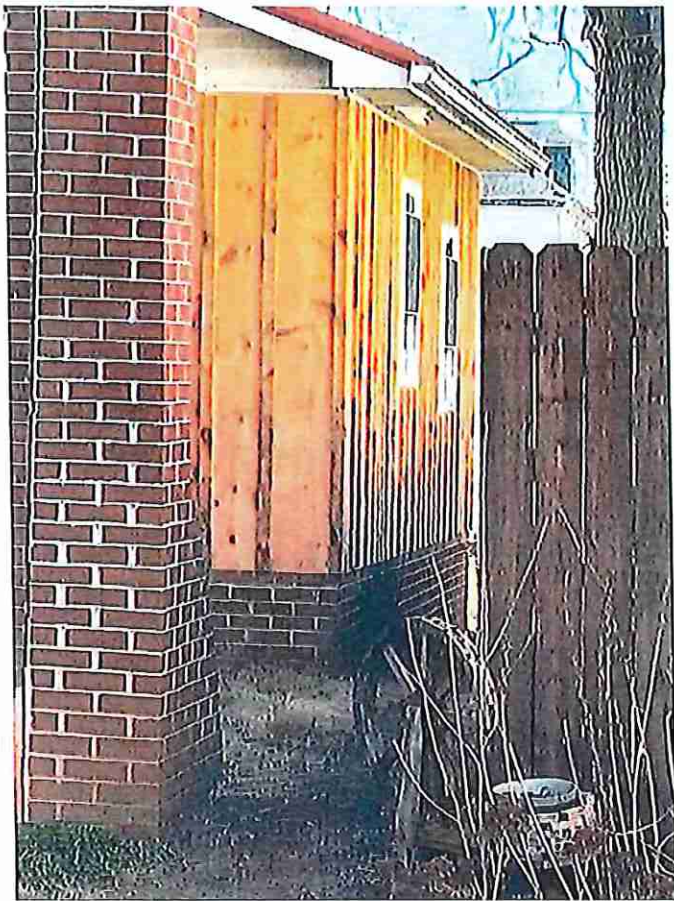
- ☒ Chambersburg Office: 980 Wayne Ave. Chambersburg, PA 17201 Phone: 717 496-4996
☐ Bedford Office: 125 S. Richard Street, Suite 102, Bedford, PA 15522 Phone: 717 496-4996
☐ Somerset Office: 510 Georgiann Place, Somerset, PA 15501 Phone: 717 496-4996
☐ Adams County Office: 1895B York Road, Gettysburg, PA 17325 Phone: 717 496-4996

White -- Office Copy

Yellow -- On Site Copy

3-10-2025





Pictures taken: Date 3-10-2025

ZONING HEARING BOARD
BOROUGH OF CHAMBERSBURG



NOTICE OF APPEAL

APPEAL NO. 1671

DATE 4/21/25

Appeal is hereby made by the undersigned (check applicable item or items)

☐ from the action of the Zoning Enforcement Officer in refusing my application for a Building Permit, dated _____ 19 ____.

☐ for a special exception or variance from the terms of the Chambersburg Zoning Ordinance.

Appellant SHEA SLEMMER , 473 S 2nd ST CHAMBERSBURG, PA 17201
(Name) (Address)

Appellant's Phone Number 912.224.9077

Owner SHEA SLEMMER , 473 S 2nd ST CHAMBERSBURG, PA 17201
(Name) (Address)

Attorney (if any) _____ , _____
(Name) (Address)

Interest of appellant if not owner (agent, lessee, etc.) _____

1. Application relates to: (check applicable item or items) _____

Use ☒ Lot Area ☐ Yards ☐ Height ☐

Existing building ☐ Proposed building ☐ Other _____

2. Brief description of real estate affected: 481 S 2nd ST (PREVIOUSLY SMOKE'S FLORIST)

Location: 680 Sg/St CONCRETE BLOCK BLDG LOCATED AT
THE CORNER OF S 2nd ST AND E SOUTH ST.

Lot size: LOT IS DEEDED WITH 473 S 2nd ST FOR A TOTAL OF .77 ACRES

Present use: ART STUDIO FOR OWNER

Present zoning classification: MDR , PROPERTY LINE TOUCHING DCH

Present improvements upon land: REMOVAL OF TRASH/DEBRIS/DERELICT GREENHOUSES

(See other side)

3. If this is an appeal from action of the Zoning Enforcement Officer, complete the following:

Date determination made _____

Your statement of alleged error of Zoning Enforcement Officer or Building Inspector _____

4. Action desired by appellant:

REINSTATE NON CONFORMING COMMERCIAL USE STATUS
TO USE BUILDING AS AN OFFICE FOR THE RESIDENTIAL
CONSTRUCTION COMPANY, VISIONARY CRAFTERS.

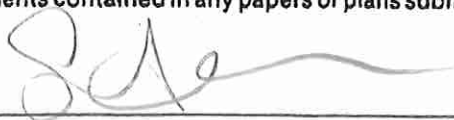
5. Reasons appellant believes Board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and note whether hardship is (or is not) claimed, and the specific hardship).

481 S 2nd ST HAS BEEN A PLACE OF BUSINESS FOR
MANY YEARS. IT HAS AMPLE PARKING AND ACCESSIBILITY.
IN ADDITION, THE OWNER HAS MAINTAINED AND PAID
FOR COMMERCIAL BOROUGH UTILITIES AND REQUIREMENTS.
THE PROPERTY HAS CONSISTENTLY BEEN CLASSIFIED
AS PERFECT TYPE C-1 WITH THE TAX ASSESSOR'S
OFFICE.

6. Has previous appeal been filed in connection with these premises? UNKNOWN
(Yes) or (No)

Note: Attach one copy of plan of real estate affected, indicating location and size of lot, size of improvements now erected and proposed to be erected thereon, or other change desired, also any other information required by the Zoning Hearing Board. If more space is required, attach a separate sheet and make specific reference to the question being answered. In question 5, above, include the grounds for the appeal or reasons both with respect to law and fact for granting the appeal or the special exception or variance. Specifications of errors must state separately the appellant's objections to the action of the Zoning Enforcement Officer with respect to each question of law and fact which is sought to be reviewed.

I hereby depose and say 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.



(Appellant's Signature)



PROPERTY INFORMATION

UPI: 04-1E17.-010.-000000/02
ADDRESS: 473 S SECOND STREET
CHAMBERSBURG PA 17201

Unit ID:
TYPE: MultiRes
DEED AREA: 0 ACRES

CURRENT OWNER INFORMATION

OWNER: SHEAA SLEMMER
ADDRESS: 473 SOUTH SECOND STREET
CHAMBERSBURG PA 17201-3548
DEED REF: SOLD: 1/1/1901
PRICE: \$0.00

ASSESSMENT VALUES

BLDGS	\$0.00
LAND	\$0.00
TOTAL	\$0.00

TAXABLE STATUS

EXEMPT: NO





BOROUGH
OF
CHAMBERSBURG

Phil Wolgemuth <pwolgemuth@chambersburgpa.gov>

473 S 2nd St (Snoke's Florist)

Shea Slemmer <sheaslemmer@gmail.com>
To: pwolgemuth@chambersburgpa.gov

Tue, Feb 4, 2025 at 9:38 AM

Hello Phil!

It was so nice to chat the other day! I have given our conversation some thought and am looking for to a bit more advice on how to move forward. I would like to list my property on the commercial MLS so the right person can find it.

What I am told, however, is that because the commercial zoning was changed by the borough at some point, it is not eligible for that. My understanding from you is that it is not zoned for a dwelling either even though it is a separate address (481 S 2nd St). I'm guessing that is because it is the same parcel as the house and has always been that way.

I'm realizing that I have a structure that cannot be a business and cannot be a home either without some paperwork being filed.

I'm thinking the best thing for me to do is petition to get the commercial status back for the property and I was hoping you could give me some advice on how to proceed. I remember you mentioned a board meeting a \$250 fee.

Thank you so much for guiding me through this process! Hope you are staying warm up there.

Best,

-Shea Slemmer
912-224-9077



BOROUGH
OF
CHAMBERSBURG

Phil Wolgemuth <pwolgemuth@chambersburgpa.gov>

473 S 2nd St (Snoko's Florist)

Phil Wolgemuth <pwolgemuth@chambersburgpa.gov>

Tue, Feb 4, 2025 at 11:58 AM

To: Shea Slemmer <sheaslemmer@gmail.com>

Cc: Jamie Foose <jfoose@chambersburgpa.gov>

Shea,

The property addressed as 473 S. Second St. is located in a Moderate Density Residential zoning district. The dwelling addressed as 473 S. Second St. is a permitted use at this location. Snoko's Florist, which formerly operated from this location, addressed as 481 S. Second St., was registered as a nonconforming use in the residential zoning district.

https://www.coldwellbankerhomes.com/pa/chambersburg/473-s-second-st/pid_62682606/

Based on the real estate listing, and our recent telephone conversation, the building addressed as 481 S. Second St. was formerly used by Snoko's Florist but most recently used as a dwelling. While a second dwelling may be permitted in the residential zoning district, the Borough has no record of a Land Use Permit being secured to establish a second dwelling unit at this location. The permitting process would allow Borough staff to review the Zoning Code regulations for lot area per dwelling unit, off-street parking, etc. as well as to determine whether a separate water and sewer connection, and associated Capital Charges, would be required. If a permit is issued by the Borough, you would then have to secure a Certificate of Use and Occupancy from PA Municipal Code Alliance, the Borough's state-certified third party code enforcement agency. Also, a dwelling unit not occupied by the owner is defined by the Borough Rental Property Code as a residential rental unit, which must be inspected for compliance with the International Property Maintenance Code.

A commercial use may be permitted to occupy the building addressed as 481 S. Second St., however, you would have to seek approval from the Zoning Hearing Board to change the nonconforming use from a florist to whatever commercial use you propose, as long it is in compliance with the Code of the Borough of Chambersburg, Chapter 300, Zoning, Article XVI, Nonconforming Uses, Structures or Lots, Section 300-93, Changes:

A nonconforming use of a structure or land may be changed to a nonconforming use of the same or a more-restricted classification when approved, after a special exception hearing, by the Board. Whenever a nonconforming use of a structure or land has been changed to a use of a more-restricted classification or to a conforming use, such use shall not thereafter be changed to a use of a less-restricted classification.

Please be advised, if you choose to change the nonconforming use, the Board will require proof that the use was at no point abandoned according to the Code of the Borough of Chambersburg, Chapter 300, Zoning, Article XVI, Nonconforming Uses, Structures or Lots, Section 300-95, Abandonment:

If a nonconforming use of a structure or lot ceases for a continuous period of one year or more, the nonconforming use of the structure or the lot shall be presumed to have been abandoned, and subsequent use of such structure or land shall be in conformity with the provisions of this chapter of the Code.

The Board meets the first Tuesday of the month at 5:00 p.m. in Council Chambers. Board procedures include a Public Hearing, a legal advertisement in The Public Opinion newspaper regarding the appeal and posting a Public Hearing Notice on the appellant property and neighboring properties within 300 feet. A \$250 fee is collected to cover expenses related to this process. To be included on the Board meeting agenda the attached Notice of Appeal and fee must be submitted to Borough Hall at least two weeks prior to the first Tuesday of the month. Tuesday, 3/4/2025 is the next opportunity to present an Appeal to the Board with Tuesday, 2/18/2025 being the deadline for Appeal and fee submission to Borough Hall.

It is important to note that if the Board approves a change of nonconforming use, the permitting process described above would have to be followed for whatever use is approved to occupy the building addressed as 481 S. Second St.

Please contact me if you have any questions or if you need assistance with the Zoning Hearing Board appeal process.

Thank you.

Phil Wolgemuth

Deputy Borough Manager/Land Use and Community Development Director
Borough of Chambersburg
100 S. Second St.
Chambersburg, PA 17201
717-251-2436

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[Quoted text hidden]

4 attachments



04-1E17.-010.-000000_02.pdf
612K



Chambersburg Zoning Map January 2025.pdf
756K



ZHB Appeal Application.pdf
324K



Land Use Permit Application 2025.pdf
133K



BOROUGH
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Phil Wolgemuth <pwolgemuth@chambersburgpa.gov>

473 S 2nd St (Snoke's Florist)

Shea Slemmer <sheaslemmer@gmail.com>

Sat, Feb 8, 2025 at 1:18 PM

To: Phil Wolgemuth <pwolgemuth@chambersburgpa.gov>

Mr. Wolgemuth,

Thank you very much for the useful information!

I have reviewed it to the best of my ability and was wondering if you could help with a few things whenever you have a moment.

I have spoken with my boyfriend and he mentioned that it would make a great office for him. He owns his own construction company and has been looking for a place just like this one where he could do paperwork and the like.

I thought that would be a perfect solution to switching it back to commercial non-conforming use.

I did read this paragraph though:

"Please be advised, if you choose to change the nonconforming use, the Board will require proof that the use was at no point abandoned according to the Code of the Borough of Chambersburg, Chapter 300, Zoning, Article XVI, Nonconforming Uses, Structures or Lots, Section 300-95, Abandonment."

This makes me think that because I have never run a flower shop out of the structure it is considered abandoned and it will never be eligible for non-conforming use again. Is that correct?

Thank you for your county help with this.

Best,

-Shea Slemmer

[Quoted text hidden]



BOROUGH
OF
CHAMBERSBURG

Phil Wolgemuth <pwolgemuth@chambersburgpa.gov>

473 S 2nd St (Snoke's Florist)

Phil Wolgemuth <pwolgemuth@chambersburgpa.gov>

Mon, Feb 17, 2025 at 11:52 AM

To: Shea Slemmer <sheaslemmer@gmail.com>

Cc: Jamie Foose <jfoose@chambersburgpa.gov>

Shea,

You are correct by referencing the Section 300-95 nonconforming use abandonment provisions, however, while I am not certain when the building addressed as 481 S. Second St. was last used by Snokes Florist, I have witnessed the Zoning Hearing Board consider, and approve, change of nonconforming use for a nonconforming use that ceased for a continuous period of one year, or more, while the building that accommodated the nonconforming use was marketed for sale.

It would be up to you to decide whether you want to pay \$250 for the Zoning Hearing Board to conduct a special exception hearing, allowing you an opportunity to present evidence to address the Section 300-95 nonconforming use abandonment provisions and the Section 300-93 provisions to potentially change the nonconforming use from a florist to a professional office.

Please contact me if you have any other questions or if you need assistance with the Zoning Hearing Board appeal process.

Thank you.

Phil Wolgemuth
Deputy Borough Manager/Land Use and Community Development Director
Borough of Chambersburg
100 S. Second St.
Chambersburg, PA 17201
717-251-2436

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[Quoted text hidden]



PROPERTY INFORMATION

UPI: 04-1E17.-010.-000000/02
ADDRESS: 473 S SECOND STREET
CHAMBERSBURG PA 17201

Unit ID:
TYPE: MultiRes
DEED AREA: 0 ACRES

CURRENT OWNER INFORMATION

OWNER: SHEAA SLEMMER

ADDRESS: 473 SOUTH SECOND STREET
CHAMBERSBURG PA 17201-3548
DEED REF: SOLD: 1/1/1901
PRICE: \$0.00

ASSESSMENT VALUES

BLDGS	\$0.00
LAND	\$0.00
TOTAL	\$0.00

TAXABLE STATUS

EXEMPT: NO



ZONING HEARING BOARD
BOROUGH OF CHAMBERSBURG

NOTICE OF APPEAL

APPEAL NO. 1672

DATE 4-21-2025

Appeal is hereby made by the undersigned (check applicable item or items)

☐ from the action of the Zoning Enforcement Officer in refusing my application for a Building Permit, dated _____ 19 ____.

☐ for a special exception or variance from the terms of the Chambersburg Zoning Ordinance.

Appellant Darwin Rosenberg , 3412 Conococheague Lane
(Name) (Address)

Appellant's Phone Number 717-860-0226

Owner _____ , _____
(Name) (Address)

Attorney (if any) _____ , _____
(Name) (Address)

Interest of appellant if not owner (agent, lessee, etc.) possible purchase

1. Application relates to: (check applicable item or items) _____

Use ☒ Lot Area ☐ Yards ☐ Height ☐

Existing building ☒ Proposed building ☐ Other _____

2. Brief description of real estate affected:

Location: 482 E. Washington Street

Lot size: _____

Present use: appears to be residential

Present zoning classification: _____

Present improvements upon land: clean up front yard

(See other side)

3. If this is an appeal from action of the Zoning Enforcement Officer, complete the following:

Date determination made _____

Your statement of alleged error of Zoning Enforcement Officer or Building Inspector _____

4. Action desired by appellant:

remodel existing building into (6)
efficiency or 1 bedroom units / and (1) 2 bedroom
or commercial space

5. Reasons appellant believes Board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and note whether hardship is (or is not) claimed, and the specific hardship).

revitalize community and provide reasonably
housing in a primarily residential area

6. Has previous appeal been filed in connection with these premises? _____ (Yes) or (No) (No)

Note: Attach one copy of plan of real estate affected, indicating location and size of lot, size of improvements now erected and proposed to be erected thereon, or other change desired, also any other information required by the Zoning Hearing Board. If more space is required, attach a separate sheet and make specific reference to the question being answered. In question 5, above, include the grounds for the appeal or reasons both with respect to law and fact for granting the appeal or the special exception or variance. Specifications of errors must state separately the appellant's objections to the action of the Zoning Enforcement Officer with respect to each question of law and fact which is sought to be reviewed.

I hereby depose and say 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.

Wanda H. Rosely
(Appellant's Signature)



PROPERTY INFORMATION

UPI: 03-1E11.-056.-000000
ADDRESS: 482 E WASHINGTON STREET
CHAMBERSBURG PA 17201

Unit ID:
TYPE: Tax Parcel
DEED AREA: 0.23 ACRES

CURRENT OWNER INFORMATION

OWNER: PATRICK G BRANNAC
C/O JARED GELLES
ADDRESS: 1533 SUNSET DR, STE 150
MIAMI FL 33143
DEED REF: 1206-0230 SOLD: 12/15/1993
PRICE: \$200,000.00

ASSESSMENT VALUES

BLDGS	\$20,770.00
LAND	\$1,230.00
TOTAL	\$22,000.00

TAXABLE STATUS

EXEMPT: NO





BOROUGH
OF
CHAMBERSBURG

Phil Wolgemuth <pwolgemuth@chambersburgpa.gov>

482 E. Washington St.

Phil Wolgemuth <pwolgemuth@chambersburgpa.gov>

Thu, Apr 17, 2025 at 12:28 PM

To: "darwin@roselec.com" <darwin@roselec.com>

Cc: Jamie Foose <jfoose@chambersburgpa.gov>

Darwin,

This message pertains to the Land Use Permit Application you submitted to renovate the building addressed as 482 E. Washington St. to be occupied by 7 dwelling units.

The building is located in a Moderate Density Residential zoning district, where a conversion apartment is permitted as a special exception, requiring Zoning Hearing Board approval.

The Zoning Code defines a conversion apartment as a two-family or multifamily dwelling constructed by converting an existing building into apartments for more than one family without substantially altering the exterior of the building. The Zoning Hearing Board could grant a special exception after conducting a Public Hearing and if the attached special exception criteria are met.

The Zoning Hearing Board meets the first Tuesday of the month at 5:00 p.m. in Council Chambers. Board procedures include a Public Hearing, a legal advertisement in The Public Opinion newspaper regarding the appeal and posting a Public Hearing Notice on the appellant property and neighboring properties within 300 feet. A \$250 fee is collected to cover expenses related to this process. To be included on the Board meeting agenda the attached Notice of Appeal and fee must be submitted to Borough Hall at least two weeks prior to the first Tuesday of the month. Tuesday, 5/6/2025 is the next opportunity to present an Appeal to the Board with Tuesday, 4/22/2025 being the deadline for Appeal and fee submission to Borough Hall.

A Land Use Permit cannot be approved to renovate the building addressed as 482 E. Washington St. to be occupied by 7 dwelling units until the Zoning Hearing Board grants a special exception for a conversion apartments at this location.

Please contact me if you have any questions or if you need assistance with the Zoning Hearing Board appeal process.

Thank you.

Phil Wolgemuth
Deputy Borough Manager/Land Use and Community Development Director
Borough of Chambersburg
100 S. Second St.
Chambersburg, PA 17201
717-251-2436

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4 attachments



03-1E11.-056.-000000.pdf
1181K



Chambersburg Zoning Map January 2025.pdf
756K



Chambersburg Conversion Apartments.pdf
52K



PROPERTY INFORMATION

UPI: 03-1E11.-056.-000000
ADDRESS: 482 E WASHINGTON STREET
CHAMBERSBURG PA 17201

Unit ID:
TYPE: Tax Parcel
DEED AREA: 0.23 ACRES

CURRENT OWNER INFORMATION

OWNER: PATRICK G BRANNAC
C/O JARED GELLES
ADDRESS: 1533 SUNSET DR, STE 150
MIAMI FL 33143
DEED REF: 1206-0230 SOLD: 12/15/1993
PRICE: \$200,000.00

ASSESSMENT VALUES

BLDGs	\$20,770.00
LAND	\$1,230.00
TOTAL	\$22,000.00

TAXABLE STATUS

EXEMPT: NO

