

**Lower Swatara Township**

**Zoning Hearing Board**

**Agenda**

October 24, 2018

7:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. New Business:
  - A. **Variance 2018-07**  
Applicant is Shaner Airport Hotel LP, c/o Bill Hoy  
Property located at Four Terminal Drive, Middletown, PA 17057  
Applicant is requesting a Variance to §27-2304.G.1 to allow two additional wall signs.
5. Good and Welfare
6. Adjournment

**NOTICE OF ZONING HEARING – DOCKET 2018-07**

NOTICE IS HEREBY GIVEN that the Lower Swatara Township Zoning Hearing Board will hold a Public Hearing at the request of the applicant, Shaner Airport Hotel, LP, c/o Bill Hoy, for a variance from the provisions of the Lower Swatara Township Code of Ordinances §27-2304.G.1 to allow two additional wall signs at the Fairfield Inn and Suites Hotel, Four Terminal Drive, Middletown, PA 17057, located in the Airport Industrial (A-I) Zone.

A Hearing will be held Wednesday, October 24, 2108 at 7:00 PM at the Lower Swatara Township Municipal Building, 1499 Spring Garden Drive, Middletown, Pennsylvania.

All interested parties are invited to attend.

Randall Breon  
Chairman

*Via Hand Delivery*

September 20, 2018



Ms. Ann Hursh  
Planning & Zoning Coordinator  
Lower Swatara Township  
1499 Spring Garden Drive  
Middletown, PA 17057

Re: Request for Variance  
SARAA / HIA Hotel Site  
Shaner Airport Hotel, L.P.  
Lower Swatara Township, Dauphin County, PA

Dear Ms. Hursh:

In accordance with our recent discussions and with reference to the above project located at Four Terminal Drive, Middletown, PA 17057, we are enclosing the following information for a variance request from the Lower Swatara Township Zoning Hearing Board:

1. One (1) copy of the completed Notice of Application for Variance with attached Exhibit A
2. Eleven (11) copies of the Signage Plan Set, dated March 6, 2018 with a revision date of August 31, 2018 (6 Plan Sheets)

A check in the amount of \$500.00 made payable to Lower Swatara Township was submitted with the previous signage variance request delivered to the Township on August 1, 2018 (check #194097).

If you have any interim comments or questions or require any further information in this regard, please feel free to contact me. Thank you.

Sincerely,

**Snyder, Secary & Associates, LLC**



Joshua D. Hoffman, P.E.  
Project Manager

cc: Mr. William Hoy, Shaner Corporation (w/ encl., via email)  
File

RECEIVED  
SEP 20 2018

DATE 9-20-18

DOCKET NO. 2018-07

BY: NOTICE OF (~~APPEAL~~) (APPLICATION)  
FOR (~~INTERPRETATION~~) (~~SPECIAL EXCEPTION~~) (VARIANCE)

To the Zoning Hearing Board of Lower Swatara Township, Dauphin County, Pennsylvania:

1. The name and address of (~~Appellant~~) (Applicant)  
is: Shaner Airport Hotel L.P. c/o Bill Hoy

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2. The name and address of (~~Appellant's~~) (Applicant's) attorney  
is: George P. Wolfe, 1965 Waddle Road, State College, PA 16803

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3. The Interest of (~~Appellant~~) (Applicant)  
is: Lessee under a ground lease

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4. If interest is other than "owner", furnish name and address of owner SARRA - Harrisburg  
International Airport

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5. The subject property is described, located, and used as follows (if necessary, attach map or sketch): The subject property is currently the site of Harrisburg International Airport located at Four Terminal Drive, Middletown, PA 17057

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6. The interpretation, special exception, or relief through variance sought by (~~Appellant~~) (Applicant), citing the present zoning classification of property and the section of the Zoning Ordinance under which the interpretation, exception, or variance is requested: \_\_\_\_\_  
See attached Exhibit A

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7. The grounds for appeal for interpretation, or reasons for special exception or variance are:  
See attached Exhibit A

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8. For an appeal for interpretation, attach a true copy of the order, requirement, decision, or determination of the Zoning Officer.

John D. Hillman  
Signature of (~~Appellant~~) (Applicant) Agent for Applicant

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Dates	Fee: \$ <u>500.00</u>	Date: <u>from 8-1-18 submission</u>
Received: <u>9-20-18</u>	Notices: _____	
Publication: <u>10/10/18 + 10/17/18</u>	_____	
Hearing: <u>10/24/18</u>	_____	
Order: _____	_____	

## **EXHIBIT A**

### **VARIANCE REQUEST FOR SARAA / HIA HOTEL SITE – SHANER AIRPORT HOTEL, L.P. FOUR TERMINAL DRIVE, MIDDLETOWN, PA 17057**

#### **BACKGROUND**

Shaner Airport Hotel, L.P., as applicant, (herein referred to as Shaner) is the equitable owner, by way of a ground lease, of a 2.77± acre portion of property (Tax Parcel # 36-024-001), located on the Harrisburg International Airport (HIA) at Four Terminal Drive, Middletown Pennsylvania 17057. The property is located in the Airport Industrial (AI) Zoning District. By way of background, the property was developed in 2016 for the purpose of constructing a 123 room, four-story hotel and other related site improvements. The hotel building construction is completed, including other supporting site infrastructure such as parking areas and access drives, site utilities, storm water facilities and the like.

As it relates to this application, the applicant desires to provide two stacked channel letter wall mounted signs. On the associated plans, the signs are noted as location “D” & “E”. As a result of and in order to provide for the reasonable use and visibility to those entering in from the west of Terminal Drive and visibility to those traveling along Airport Road and Route 230 from the east, relief is required from the provisions of the Lower Swatara Township Zoning Ordinance as further enumerated below.

#### **REQUESTED ZONING RELIEF**

As described above, based upon a review of the present zoning ordinance and in order to reasonably accommodate the advertising requirements of the property, zoning relief is necessary and is hereby requested as follows:

##### **1. Part 23 Signs – Sections 27-2304.G.1. – Business Identification Signs**

More specifically to the above-mentioned section, the requirement to have one individual business identification sign for each business. The following describes in detail the specific relief sought for the ordinance provisions as well as providing supporting justification and rationale for seeking said relief.

#### **GENERAL SUPPORT FOR THE VARIANCE**

1. The applicant is requesting a variance for the installation of two 5’11” high by 12’-2” wide stacked channel letter signs which meet the 100 square feet individual business sign requirement in Part 23 of the Lower Swatara Township Zoning Ordinance. The subject signs are to be installed on the western end and eastern end of the new Fairfield Inn & Suites Hotel located at Four Terminal Drive, Middletown, PA 17057.
2. The subject property is somewhat physically unique in that when the hotel project was developed, the hotel location was dictated by existing access points, infrastructure location and other airport operations, including safety, as to its specific location on the property. As a result, the site is located to the interior of the overall 595+/- acre property without being afforded typical exposure to public roadway frontage and visibility. The hotel is also integral and part and parcel of an operating airport facility.

3. The sign locations were selected given site operational conditions and constraints such as the location and flow of incoming traffic to the site and safety consideration relative to the general direction of air traffic such that no conflicts will exist. The signs and their functions will be fully compliant with all airport regulations.
4. The building that the signs will be attached to complies with other ordinance requirements such as setbacks, coverage and other bulk area requirements.
5. Given the nature of this request, the applicant believes that, if granted, the variance will not alter the essential character of the surrounding area or zoning district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

The following information is provided in accordance with Section 503 of the Township Zoning Ordinance to assist the Zoning Hearing Board in reaching their decision with respect to this application. Given that variances may be granted without meeting all of the conditions as outlined therein, generally this information is provided to support the stated requirements for the variance as applicable.

1. As referenced above, the applicant believes that, based on the unique location of the subject property, there are clearly compelling physical conditions of the property that allow for multiple signs to be located on the building.
2. Due to the above stated conditions, under the present zoning ordinance there is no practical way to implement said requirements in strict conformity with the provisions of the current zoning ordinance and that the variance, as requested, is therefore necessary to afford minimal relief to the applicant for the reasonable and continued use of the property. The signage will not materially change the appearance or functionality of the property but merely allow for business advertising at the most logical locations on the premises.
3. The hardship has not been created by the applicant in that the site location was dictated by existing access points, infrastructure location and other airport operations, including safety, as to its specific location on the property. Shaner and HIA are simply attempting to be responsive to and remain competitive in the marketplace relative to business identification.
4. The applicant believes that, if authorized, the variance will not alter the essential character of the zone or neighborhood in which the property is located nor will it substantially or permanently impair the appropriate use or development of the adjacent property or be detrimental to public welfare. The signage relief being sought only relates generally to the present airport operations which are well internal to the site and which will not otherwise materially affect other properties given their locations on the site.
5. The applicant believes that the variance requested represents the minimum variance that will afford relief and represent the least possible modification of the zoning regulations to allow the reasonable and use of the subject property as proposed. The proposed signage represents the minimum configuration that will allow for visibility and effectiveness of the signage as proposed.

The applicant asserts that the above statements are true to the best of their knowledge and belief and appreciates the consideration of the Zoning Hearing Board relative to the requested variance.