



LEO S. LUTZ
Mayor

EVAN M. GABEL
Solicitor

HEATHER ZINK
Borough Council President

MARK E. STIVERS
Borough Manager

COLUMBIA BOROUGH HISTORICAL ARCHITECTURAL REVIEW BOARD

Paul W. Myers Council Chambers, 308 Locust Street, Columbia

April 12, 2023 | 7:00 PM

FINAL AGENDA

This meeting will be live streamed via the Borough's Facebook page as a convenience and is not meant to replace in-person participation in the meeting.

- 1) Call to Order and Roll Call
- 2) Moment of Silence
- 3) Pledge to the Flag
- 4) Election of Officers for 2023 – Chairperson and Vice-Chairperson – Motion to Elect
- 5) Minutes for Approval – January 11, 2023, and March 08, 2023, HARB Meeting
- 6) New Business
 - a) Consider motion to recommend to Borough Council for the COA – 154 South Fifth Street
APPLICANT/OWNER: Lancaster County Land Bank Authority
AGENT: N/A
CONTRACTOR: S A Way Plumbing and Heating
ALTERATION: Demolish single-family dwelling
 - b) Consider motion to recommend to Borough Council for the COA – 156 South Fifth Street
APPLICANT/OWNER: Lancaster County Land Bank Authority
AGENT: N/A
CONTRACTOR: S A Way Plumbing and Heating
ALTERATION: Demolish single-family dwelling
- 7) Presentation of Administrative Approvals (information only) Listed Below (March)
 - i) 339 N Second Street – replace roof – shingles to shingles
 - ii) 318 Maple Street – replace roof – shingles to shingles
 - iii) 552 Chestnut Street – replace wood windows w/vinyl-same panes-no capping-lead safe program
 - iv) 401 Walnut Street – strip/paint front door and wood surround – previously painted – in-kind materials

v) 315 Union Street – replace flat/peak/porch/flashing/vents-roof – in-kind materials

8) Public Comments and Questions

Civility and Decorum: Borough officials and members of the public are expected to conduct themselves with civility and to accord each other a measure of dignity and respect. Shouting, foul language, personal insults, threats, and attacks or any conduct that disrupts the flow of business is out of order.

9) Other Business

10) Motion to Adjourn

(Next Meeting, May 10, 2023)

If you are a person with a disability wishing to attend this meeting and require an accommodation to participate in the meeting, please contact the Columbia Borough Office at (717) 684-2467 at least 24 hours prior to the meeting.

**BOROUGH of COLUMBIA COUNCIL
HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES**

January 11 2023 | 7:00 PM
Paul W. Myers Council Chambers

1. Chairperson Lutz called the meeting to order at 7:00 p.m.

Board Members present: Brandt, Carrigan, Kerekgyarto, Mountain

Board Members absent: Lutz, Barley

Staff Present: Sharon Cino, Zoning and Planning Manager
Deb LaClair, Administrative Assistant

2. There was a moment of silence.

3. There was the pledge to the flag.

4. Minutes for Approval.

Motion to approve minutes for the November 09, 2022, meeting.

Motion by:	Second by:	Voice Vote:
Carrigan	Brandt	All Favored – Motion Carried

5. New Business

- a) Consider motion to recommend to Borough Council for the COA – 427, 429, 431
Cherry Street

APPLICANT/OWNER: Holy Trinity Catholic Church

AGENT: DC Gohn Associates Inc

CONTRACTOR: TBD

ALTERATION: Demolition of three neighboring, wood-framed, residential row home type structures located at 427, 429, and 431 Cherry Street. Demolition of back yard and side yard concrete walkways and miscellaneous slab areas. Demolition of metal fencing. Backfill, compaction, fine grading, seeding and tree plantings and installation of new concrete curbing and sidewalk.

Paul Resch, Holy Trinity Church, presented information and talked about the integrity of the structures. He stated the church council met several times to discuss repairing the properties and renting them but that was not financially feasible. Paul added because that was not feasible, the decision was made to demolish the structures and use the area as an open space with landscaping and a future use to be decided by the parishioners. He provided a background on properties currently owned by the church and presented a history of Holy Trinity Catholic Church.

Paul Nikolaus, Holy Trinity Church, presented an existing structure and plot plan. He explained the demolition would be to the property line including walkways and fencing. He added each dwelling was less than 15' wide and approximately 670 square feet each. He showed photographs of the structural issues and talked about water in all the basements. Paul presented a landscape plan which included a street scape plan as well. He added the church would address the drainage issues. Paul

presented photographs of other demolition projects similar to this proposed project and a comparison of the 3 housing sources that would be demolished with the amount of housing provided by Columbia Catholic Housing. Paul also presented vision ideas for the open space area.

Paul Resch provided closing remarks regarding this project.

Brian Brandt stated he felt the application met the guidelines of the HARB ordinance and complimented the applicant on their presentation. Althea Carrigan asked about the asbestos. Paul Nikolaus explained after the inspection it was found that there was asbestos in 429 Cherry Street and only a small amount in the bathroom. Althea asked if fencing would be installed and if this area would be used for events. Paul Nikolaus stated the Our Lady of Angels school children may use the area but there would be no events.

Mayor Lutz asked if the foundations were stone. Paul Nikolaus explained 75% of the foundations were stone with one dwelling having repairs made with cement block. Mayor Lutz added that would be the cause of the water in the basement. Mayor Lutz asked about how the houses were constructed. Paul Nikolaus stated there are no firewalls between the houses and it was his opinion they were knitted together when constructed.

Frank Doutrich asked if there would be fencing around the property. Paul Nikolaus stated there would not be a fence.

There were no further questions or comments from the Board or from the audience.

Motion to recommend to Borough Council approval for the COA – 427, 429, and 431 Cherry Street

Motion by:	Second by:	Voice Vote:
Brandt	Mountain	All Favored – Motion Carried

6) Presentation of Administrative Approvals (information only) Listed Below

- i) 552 North Second Street – repair balcony with in-kind materials – replace fence
- ii) 711 Chestnut Street – replace gutters, fascia and soffit with like materials
- iii) 334 North Third Street – relace rubber roof with rubber roof
- iv) 407 Walnut Street – remove slate roof and replace with asphalt-rear of property
- v) 320 Walnut Street – replace gutters and downspouts with same material

7) Public Comments and Questions - None

8) Other Business

Sharon Cino talked about a possible HARB workshop with more discussion to follow.

Brian Brandt asked about the terms for the HARB board. Sharon stated she would look into the term dates.

9) Motion to adjourn the meeting at 7:45 p.m.

Motion by:	Second by:	Voice Vote:
Carrigan	Brandt	All Favored – Motion Carried

MOTIONED AND APPROVED this 12th day of April 2023, by the Historical Architectural Review Board of the Borough of Columbia, Lancaster County, Pennsylvania, in lawful session duly assembled.

BOROUGH OF COLUMBIA, LANCASTER COUNTY, PENNSYLVANIA

By:

Jonathan Lutz, Chairperson of the Board

**BOROUGH of COLUMBIA COUNCIL
HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES**

March 08 2023 | 7:00 PM
Paul W. Myers Council Chambers

1. Chairperson Lutz called the meeting to order at 7:00 p.m.

Board Members present: Brandt, Carrigan, Mountain

Board Members absent: Lutz, Barley, Kerekgyarto

Staff Present: Sharon Cino, Zoning and Planning Manager
Deb LaClair, Administrative Assistant

Brian Brandt stated a quorum was not present, so the Election of Officers and approval of the January minutes would take place at the April meeting.

2. There was a moment of silence.
3. There was the pledge to the flag.
4. Minutes for Approval.

None due to lack of quorum.

Motion by:	Second by:	Voice Vote:

5. New Business

Jonathan Owens, Lancaster Lime Works, presented information to the board members, staff and citizens in attendance. The presentation was about structural masonry. He talked about the history of lime mortar, basics of historic bricks, study of lime, lime mortar points and took questions and comments from the audience.

- 6) Presentation of Administrative Approvals (information only) Listed Below

- i) 331 Union Street – replace roof and chimney flashing with in-kind materials
- ii) 216 Locust Street – replace 3 wood windows w/vinyl-same panes-no capping
- iii) 250 N Second Street – replace wood windows w/vinyl-same panes-no capping
- iv) 132 N Third Street – replace wood windows w/vinyl-same panes-no capping
- v) 40 S Fourth Street – replace wood/metal windows w/vinyl – no capping
- vi) 239 Walnut Street – replace roof – shingles with shingles
- vii) 17 S Third Street – replace 2 wood windows w/vinyl – no capping

- 7) Public Comments and Questions – None

Frank Doutrich asked about the liability of giving out incorrect information with regards to brick/mortar preservation. Brian Brandt stated that was a question for the Borough’s Solicitor.

- 8) Other Business

9) The meeting of the HARB was concluded at 7:51 p.m.

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MOTIONED AND APPROVED this 12th day of April 2023, by the Historical Architectural Review Board of the Borough of Columbia, Lancaster County, Pennsylvania, in lawful session duly assembled.

BOROUGH OF COLUMBIA, LANCASTER COUNTY, PENNSYLVANIA

By:

Jonathan Lutz, Chairperson of the Board



LEO S. LUTZ EVAN M. GABEL
Mayor Solicitor
HEATHER ZINK MARK E. STIVERS
Borough Council President Borough Manager

AGENDA DATE: April 12, 2023

TO: Historic Architecture Review Board
RE: HARB COA for 154 South Fifth Street
 Permit No.230068 / Account No. 1100831700000

FROM: Sharon Cino, Planning & Zoning Manager
VIA: Mark E Stivers, AICP, Borough Manager

TITLE: Consideration of a Certificate of Appropriateness (COA) to demolition
 a single-family dwelling located at 154 S. Fifth Street

OWNER/APPLICANT: Lancaster County Land Bank
 28 Penn Square, Suite 200
 Lancaster, PA 17603

Excavating
Contractor: S.A. Way
 3885 Columbia Avenue
 Mountville, PA 17554

PROJECT DESCRIPTION: Demolition of a single- family dwelling located at 154 S. Fifth Street.

PROPERTY DESCRIPTION: The property located at 154 South Fifth Street is constructed circa 1870 and includes and is a Vernacular historic style architecture. This 2 story 3 bay frame townhouse includes a gabled roof located on a plain wooden box cornice with a wooden porch.

§ 130-18 **Demolition of buildings.**

- A. No existing building or enclosed portion of such building within the historic district shall be demolished, razed or otherwise permanently destroyed in whole or in part unless there are no reasonable alternatives available.
- B. No building subject to Subsection A hereof shall be demolished or razed in whole or in part **unless one or more of the following standards is satisfied, in the judgment of Borough Council after considering the recommendation of the HARB:**



- (1) *The building does not contribute to the historical or architectural significance of the historic district as determined by HARB in accordance with National Register criteria;*
 - (2) *The applicant proves by credible evidence that no reasonable beneficial use of the building is possible, and that such situation is not the result of intentional neglect by the current owner;*
 - (3) *In accordance with Article VIII, § 130-28, the applicant proves by credible evidence that the denial of the demolition would result in an unreasonable economic hardship to the owner, which hardship was not self-created.*
- C. The burden of proof shall be on the applicant. The HARB or the Borough Council may require the applicant to submit written documentation and/or expert testimony regarding the applicant's claims.

STAFF RECOMMENDATION: Staff recommends approval of the COA to demolish the single-family property located at 154 S. Fifth Street.



Borough of Columbia ZONING /HARB REVIEW

3/27/23

Date of Application

Check List: Your completed application should include:

- HARB Letter of Intent (LOI)
- Plot Plan Drawings
- Elevation Drawings
- Photographs
- Brochure or Catalog Cut
- Material Sample
- Other (specify):

PLEASE PRINT OR WRITE LEGIBLY

1. **Owner's Name:** Lancaster County Land Bank Authority

If applicant is not the equitable owner of the property, indicate:

Owner's Agent/Representative Other _____

Letter Submitted by Property Owner, authorizing Agent/Representative to act: _____

Street Address: 28 Penn Square, Suite 200

Mailing Address (if different): _____

City: Lancaster State: PA Zip: 17603

Phone (daytime): 717-394-0793 x232 Email: skrumpe@lchra.com

2. **Street Address of Property to be Reviewed (if different):** 154 South Fifth Street

3. **Contractor's Name:** S.A. Way Plumbing & Heating

Street Address: 3885 Columbia Avenue

Mailing Address (if different): _____

City: Mountville State: PA Zip: 17554

Phone (daytime): 717-285-2333 Email: saway28@yahoo.com

4. **Architect/Engineer (if applicable):** _____

Street Address: _____

Mailing Address (if different): _____

City: _____ State: _____ Zip: _____

Phone (daytime): _____ Email: _____

5. **Property Use (Check all that apply):**

- Single Family Residence
- Multi-Family Residence
- Office
- Commercial/Retail
- Industrial
- Institutional
- Vacant

Particular Building Type:

- single, detached
- duplex
- row
- apartment building
- warehouse
- other: _____

Property Data (if unknown, leave blank)

1. Date building constructed:

2. Date of additions/alterations:

6. **Proposed Alteration(s), Demolition or New Construction (list each item separately):**

- Example: 1. replace existing front door with wood four-panel door
 2. install storm door

Demolish severely fire-damaged properties at 154 South Fifth Street.
 After demolition activities are completed, the Land Bank will construct new housing units according to attached conceptual site plan.

7. **Costs**

Estimate the total cost of the alteration(s): \$44,856.48

8. **Date of Review**

Date of meeting at which application will be reviewed:

I, the undersigned, understand that any work affecting existing ordinances must be in compliance with those ordinances, that major work is subject to inspection, that new structures require a Certificate of Occupancy upon completion, that any misrepresentation of the proposed work is cause for withdrawal of the work permit, and any work beyond the scope of the work permit is cause for a Civil Action Complaint. The minimum penalty as prescribed by the Pennsylvania Municipalities Planning Code is \$500.00.

9. Signature of Owner:  Date: 3.27.23

10. Signature of Zoning Official: _____ Date: _____

Applicant was given:

- Pink Placard (to be prominently displayed by applicant on the property where the alterations are proposed)
- Meeting Notice (provides applicant with date, time, and location of meeting at which application will be reviewed)

Official Use Only

Date of site visit: _____

Property Description (building inventory data sheet)

Historic Function: _____ Particular Type: _____ Current Function: _____

Architectural Style: _____

Exterior Materials: _____

Structural System: _____ Foundation: _____

Bays: _____ Stories: _____

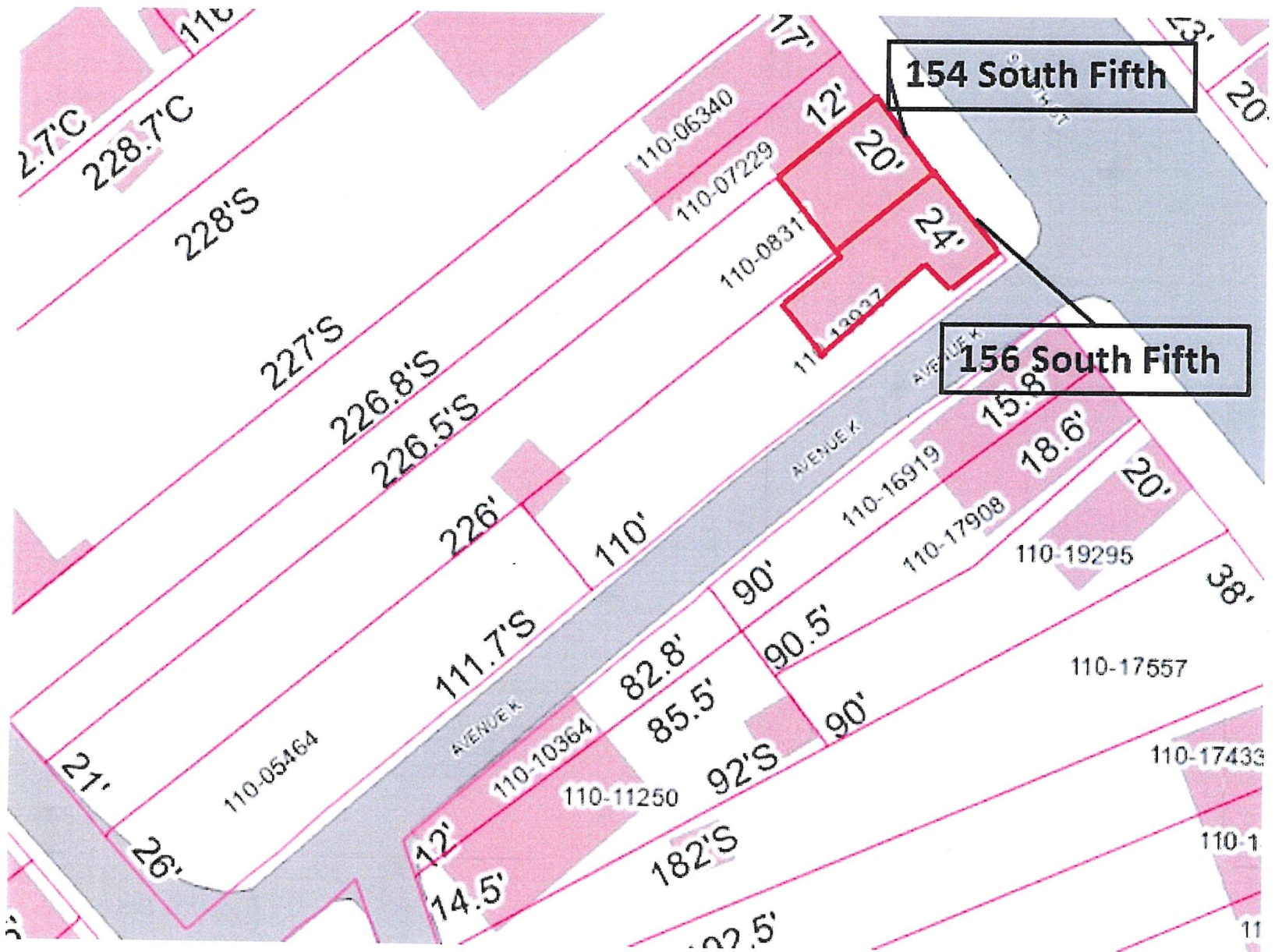
Roof Pitch: _____ Roof Materials: _____ Roof/Wall Junction: _____

Dormers: _____ Chimney: _____

Porch: _____ Porch Support: _____

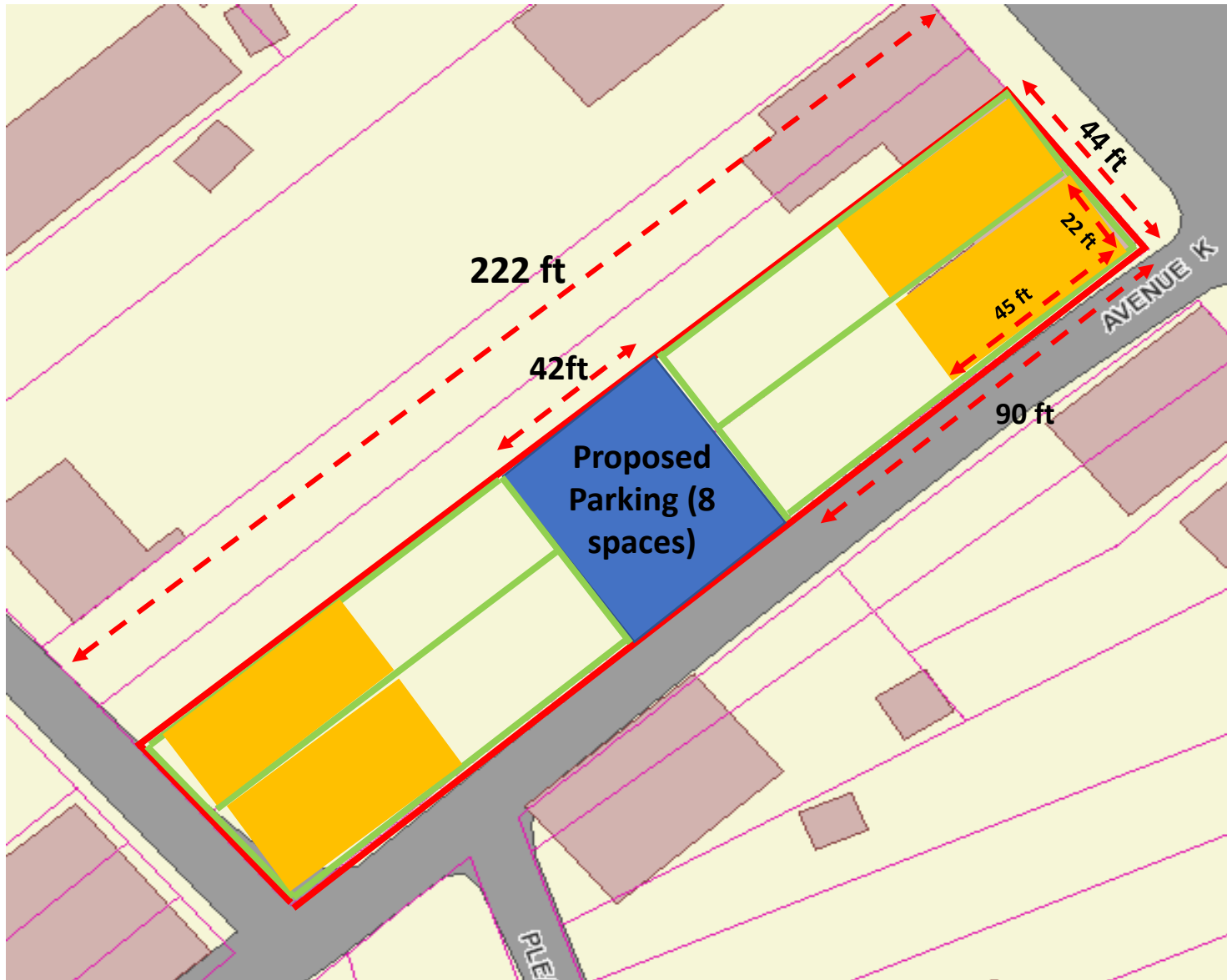
General Condition: _____ Integrity: _____

5th Street Structures to be Demolished



154 + 156 South Fifth Street: *Conceptual Site Plan*

Please note that this is only a preliminary conceptual site plan. A subdivision and land development plan will be provided at a later time for review by the Columbia Borough Planning Commission.



- Housing Unit
- Parking
- Parcel Area
- Total Development Area

- Total area = 9,768ft²
- 4 parcels total, each containing 1 housing unit
 - Each parcel and housing unit will occupy the same square footage
 - 1 Parcel = 1,980ft²
 - 1 Housing unit = 990ft²
- Each parcel will have 462ft² in additional area (2 spaces per parcel) for parking
 - 1,848ft² total for parking
- 59% of total lot area is proposed impervious coverage (units and parking)
- Total area (parking, unit, and remaining lot area) = 2,442ft² per parcel
 - If necessary based on parcel area, the Land Bank will seek approval through Columbia's Zoning Ordinance *Section 220-27: Flexible residential development option*

Letter of Intent

Sharon Cino

From: Sean Krumpe <skrumpe@lchra.com>
Sent: Wednesday, March 15, 2023 1:13 PM
To: Sharon Cino
Subject: Demolition Permit Site Plan and Narrative
Attachments: 154 and 156 Demolition Site Plan.pdf

Good afternoon Sharon,

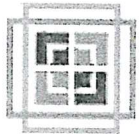
Attached is a site plan for the area of new development after the demolition is completed at 154 and 156 South Fifth.

Obviously, more detailed elevations and site plans will be prepared by an architect as the Land Bank seeks the actual building permits, but as we discussed during the Land Bank meeting this past Monday, this should cover the demolition side. The demolition contractor we are working with, SA Way, will submit the remaining demolition permit materials. Here is a brief narrative of the Land Bank's plans for after the demolition is complete:

"After demolition activities are completed at 154 and 156 South Fifth Street, the Lancaster County Land Bank Authority will hold the cleared parcels and seek Subdivision and Land Development approvals to subdivide the large rectangular lot into four separate parcels. We will propose that each of these parcels contain one housing unit (totaling four). Two of the housing units will front South Fifth Street in a similar way to the existing structures, while the other two units will front Church Avenue. Each of the four parcels and housing units will occupy equal square footage (see proposed demolition site plan). The Lancaster County Land Bank Authority will contract with an architectural firm to develop detailed site plans and elevations after demolition activities are completed."

Please let me know if you have any questions.

Sean Krumpe
Acquisition and Rehabilitation Program Coordinator



LANCASTER COUNTY
**Redevelopment
Authority**

Phone: 717.394.0793 x 232

Email: skrumpe@lchra.com

28 Penn Square, Suite 200 | Lancaster, PA 17603

Visit: www.lchra.com

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

S.A. WAY
P. O. BOX 31, MOUNTVILLE, PA 17554
(717) 285-2333
(717) 285-7286 (FAX)
HIC #19847

PROPOSAL SUBMITTED TO:

Land Bank Authority
28 Penn Square
Suite 200
Lancaster PA 17603

JOB: 154-156 S Fifth st Columbia

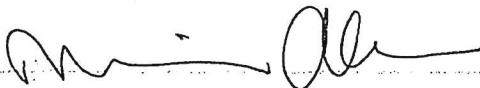
We hereby propose labor and material for the completion of:

- 1 Demolish Both structures and disposal of material
- 2 Remove foundation walls leaving foundation at alley and again at side of 152
- 3 Back fill hole with 2-a stone and tamp
- 4 There is no repairs to 152 other then weather tight to side where 154 is raze at
- 5 Cap off sewer and water in side walk
- 6 Back fill with stone and replace side walk where removed
- 7 top and seed where homes are razed
- 8 Remove fence and shed in rear of homes
- 9 There is no asbestos removal in bid
- 10 S.A.WAY Will supply all permits for the demo
- 11 There is no engineered plans for demo in bid
- 12 Secure site at end of each work day and while work is being done

TOTAL: \$44,856.48

TERMS: \$ 22428.24 when homes are down and material removed balance upon completion of job

ACCEPTANCE:



DATE:

3-1-23



LANCASTER COUNTY

Land Bank Authority

SUPPORTED BY THE LANCASTER COUNTY
REDEVELOPMENT AUTHORITY

March 3, 2023

Subject: Demolition of Structures

Properties to be Demolished:

- 154 South Fifth Street, Columbia, PA 17512
- 156 South Fifth Street, Columbia, PA 17512

Dear Resident,

This is to advise you that from March 20, 2023, to May 20, 2023, we will be performing demolition work on the above properties, located near yours.

If you have any questions, please contact:

Sean Krumpe

Phone: 717.394.0793 x 232

Email: skrumpe@lchra.com

Sean Krumpe

Thank you,

Lancaster County Land Bank Authority

CERTIFIED MAIL



LANCASTER COUNTY
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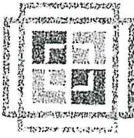
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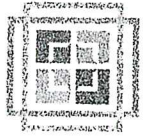
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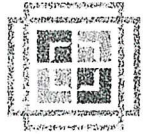
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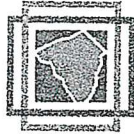
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LANCASTER COUNTY
**Land Bank
Authority**
SUPPORTED BY THE LANCASTER COUNTY
REDEVELOPMENT AUTHORITY

March 6, 2023

Subject: Demolition of Buildings – Utility Notification

Property to be Demolished:

- 154 South Fifth Street, Columbia, PA 17512
- 156 South Fifth Street, Columbia, PA 17512

Dear Utility Provider,

This is to advise you that we will be performing demolition work on the above properties. We are notifying you because you have been listed as having a utility connected to these properties. We are asking that you disconnect the utility and send a release to the contact listed below stating that the utility's service connections have been disconnected, and that all appurtenant equipment has been removed, sealed, and plugged in a safe manner. If you need assistance accessing the properties to do this, please reach out to the contact listed below.

If you have any questions, please contact:

Sean Krumpe

Phone: 717.394.0793 x 232

Email: skrumpe@lchra.com

Sean Krumpe

Thank you,

Lancaster County Land Bank Authority

From: Dollinger, Brian M bdollinger@ugi.com
Subject: Gas Service Cut Off
Date: Mar 7, 2023 at 5:13:17 PM
To: saway28@yahoo.com

Sean,

It is understood that you have been contracted to perform the demolitions of the properties at 154 and 156 S. 5th St in Columbia PA. UGI will have a crew available to disconnect/ abandon the gas services to these properties in the 3rd week of April of this year. If you have any questions or concerns, please feel free to reach out to me.

Thank you,

Brian Dollinger
bdollinger@ugi.com
Office- (717) 255-1410
Cell- (610) 721-4571

i'llbethere

*"I take the time to perform my work safely, every day.
My family, my co-workers, and my customers are depending on me.
I stand vigilant and when called upon...i'llbethere."*



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LEO S. LUTZ EVAN M. GABEL
Mayor Solicitor
HEATHER ZINK MARK E. STIVERS
Borough Council President Borough Manager

AGENDA DATE: April 12, 2023

TO: Historic Architecture Review Board
RE: HARB COA for 156 South Fifth Street
 Permit No.230073 / Account No. 1101393700000

FROM: Sharon Cino, Planning & Zoning Manager
VIA: Mark E Stivers, AICP, Borough Manager

TITLE: Consideration of a Certificate of Appropriateness (COA) to demolition
 a single-family dwelling located at 156 S. Fifth Street

OWNER/APPLICANT: Lancaster County Land Bank
 28 Penn Square, Suite 200
 Lancaster, PA 17603

Excavating
Contractor: S.A. Way
 3885 Columbia Avenue
 Mountville, PA 17554

PROJECT DESCRIPTION: Demolition of a single- family dwelling located at 156 S. Fifth Street.

PROPERTY DESCRIPTION: The property located at 156 South Fifth Street is constructed circa 1870 and includes and is a Vernacular historic style architecture. This two story, three bay frame townhome, includes a gabled roof located on a plain wooden box cornice with a wooden porch.

§ 130-18 **Demolition of buildings.**

- A. No existing building or enclosed portion of such building within the historic district shall be demolished, razed or otherwise permanently destroyed in whole or in part unless there are no reasonable alternatives available.

- B. No building subject to Subsection A hereof shall be demolished or razed in whole or in part **unless one or more of the following standards is satisfied, in the judgment of Borough Council after considering the recommendation of the HARB:**



- (1) *The building does not contribute to the historical or architectural significance of the historic district as determined by HARB in accordance with National Register criteria;*
 - (2) *The applicant proves by credible evidence that no reasonable beneficial use of the building is possible, and that such situation is not the result of intentional neglect by the current owner;*
 - (3) *In accordance with Article VIII, § 130-28, the applicant proves by credible evidence that the denial of the demolition would result in an unreasonable economic hardship to the owner, which hardship was not self-created.*
- C. The burden of proof shall be on the applicant. The HARB or the Borough Council may require the applicant to submit written documentation and/or expert testimony regarding the applicant's claims.

STAFF RECOMMENDATION: Staff is recommending approval of the COA to demolish the single-family property located at 156 S. Fifth Street.



Borough of Columbia ZONING /HARB REVIEW

3/27/23

Date of Application

Check List: Your completed application should include:

- HARB Letter of Intent (LOI)
- Plot Plan Drawings
- Elevation Drawings
- Photographs
- Brochure or Catalog Cut
- Material Sample
- Other (specify):

PLEASE PRINT OR WRITE LEGIBLY

1. **Owner's Name:** Lancaster County Land Bank Authority

If applicant is not the equitable owner of the property, indicate:

Owner's Agent/Representative Other _____

Letter Submitted by Property Owner, authorizing Agent/Representative to act: _____

Street Address: 28 Penn Square, Suite 200

Mailing Address (if different): _____

City: Lancaster State: PA Zip: 17603

Phone (daytime): 717-394-0793 x232 Email: skrumpe@lchra.com

2. **Street Address of Property to be Reviewed (if different):** 156 South Fifth Street

3. **Contractor's Name:** S.A. Way Plumbing & Heating

Street Address: 3885 Columbia Avenue

Mailing Address (if different): _____

City: Mountville State: PA Zip: 17554

Phone (daytime): 717-285-2333 Email: saway28@yahoo.com

4. **Architect/Engineer (if applicable):** _____

Street Address: _____

Mailing Address (if different): _____

City: _____ State: _____ Zip: _____

Phone (daytime): _____ Email: _____

5. **Property Use (Check all that apply):**

- Single Family Residence
- Multi-Family Residence
- Office
- Commercial/Retail
- Industrial
- Institutional
- Vacant

Particular Building Type:

- single, detached
- duplex
- row
- apartment building
- warehouse
- other: _____

Property Data (if unknown, leave blank)

1. Date building constructed:

2. Date of additions/alterations:

6. **Proposed Alteration(s), Demolition or New Construction (list each item separately):**

- Example: 1. replace existing front door with wood four-panel door
 2. install storm door

Demolish severely fire-damaged properties at 156 South Fifth Street.
 After demolition activities are completed, the Land Bank will construct new housing units according to attached conceptual site plan.

7. **Costs**

Estimate the total cost of the alteration(s): \$44,856.48

8. **Date of Review**

Date of meeting at which application will be reviewed: _____

I, the undersigned, understand that any work affecting existing ordinances must be in compliance with those ordinances, that major work is subject to inspection, that new structures require a Certificate of Occupancy upon completion, that any misrepresentation of the proposed work is cause for withdrawal of the work permit, and any work beyond the scope of the work permit is cause for a Civil Action Complaint. The minimum penalty as prescribed by the Pennsylvania Municipalities Planning Code is \$500.00.

9. Signature of Owner:  Date: 3.27.23

10. Signature of Zoning Official: _____ Date: _____

Applicant was given:

- Pink Placard (to be prominently displayed by applicant on the property where the alterations are proposed)
- Meeting Notice (provides applicant with date, time, and location of meeting at which application will be reviewed)

Official Use Only

Date of site visit: _____

Property Description (building inventory data sheet)

Historic Function: _____ Particular Type: _____ Current Function: _____

Architectural Style: _____

Exterior Materials: _____

Structural System: _____ Foundation: _____

Bays: _____ Stories: _____

Roof Pitch: _____ Roof Materials: _____ Roof/Wall Junction: _____

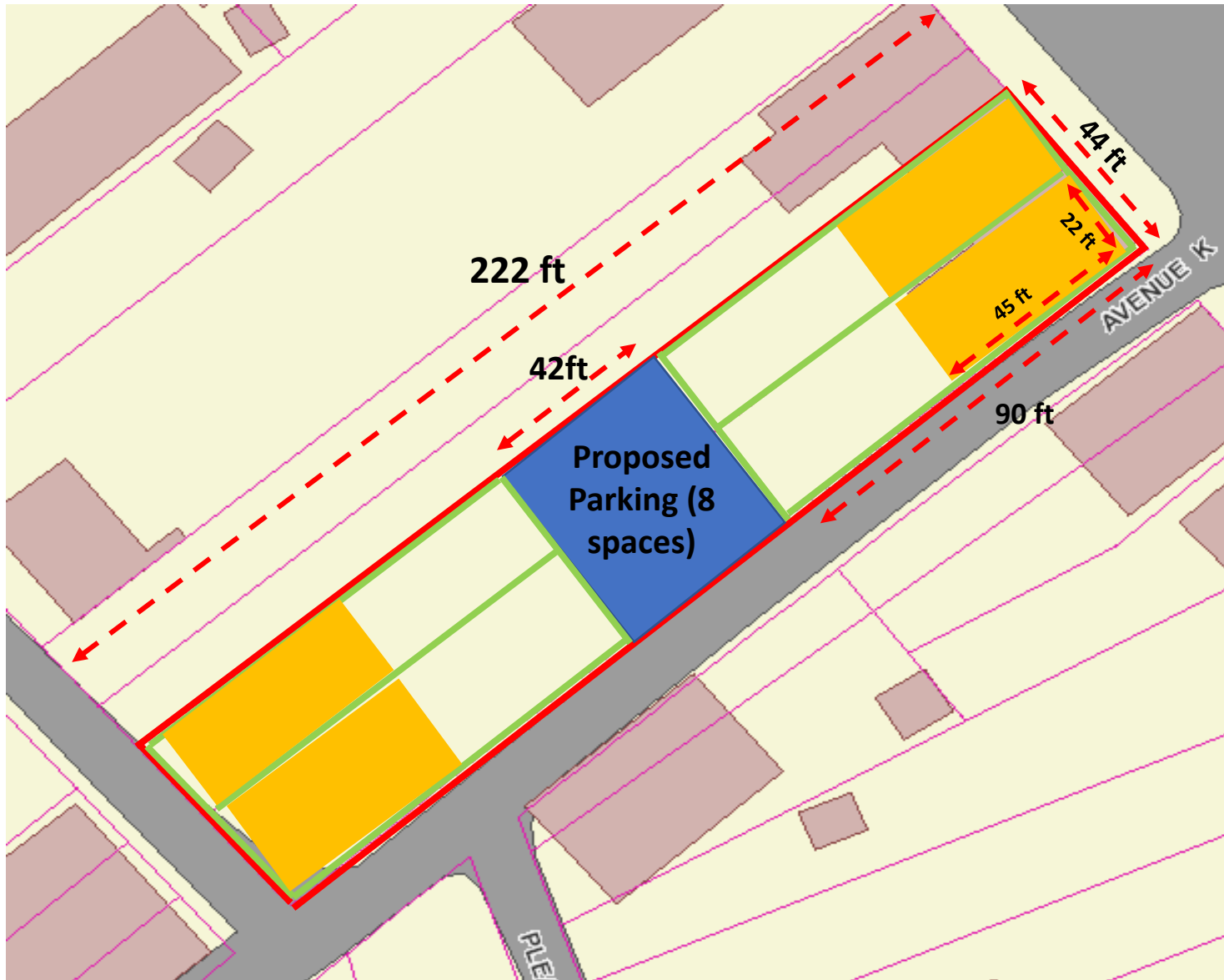
Dormers: _____ Chimney: _____

Porch: _____ Porch Support: _____

General Condition: _____ Integrity: _____

154 + 156 South Fifth Street: *Conceptual Site Plan*

Please note that this is only a preliminary conceptual site plan. A subdivision and land development plan will be provided at a later time for review by the Columbia Borough Planning Commission.



- Housing Unit
- Parking
- Parcel Area
- Total Development Area

- Total area = 9,768ft²
- 4 parcels total, each containing 1 housing unit
 - Each parcel and housing unit will occupy the same square footage
 - 1 Parcel = 1,980ft²
 - 1 Housing unit = 990ft²
- Each parcel will have 462ft² in additional area (2 spaces per parcel) for parking
 - 1,848ft² total for parking
- 59% of total lot area is proposed impervious coverage (units and parking)
- Total area (parking, unit, and remaining lot area) = 2,442ft² per parcel
 - If necessary based on parcel area, the Land Bank will seek approval through Columbia's Zoning Ordinance *Section 220-27: Flexible residential development option*

Letter of Intent

Sharon Cino

From: Sean Krumpe <skrumpe@lchra.com>
Sent: Wednesday, March 15, 2023 1:13 PM
To: Sharon Cino
Subject: Demolition Permit Site Plan and Narrative
Attachments: 154 and 156 Demolition Site Plan.pdf

Good afternoon Sharon,

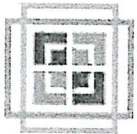
Attached is a site plan for the area of new development after the demolition is completed at 154 and 156 South Fifth.

Obviously, more detailed elevations and site plans will be prepared by an architect as the Land Bank seeks the actual building permits, but as we discussed during the Land Bank meeting this past Monday, this should cover the demolition side. The demolition contractor we are working with, SA Way, will submit the remaining demolition permit materials. Here is a brief narrative of the Land Bank's plans for after the demolition is complete:

"After demolition activities are completed at 154 and 156 South Fifth Street, the Lancaster County Land Bank Authority will hold the cleared parcels and seek Subdivision and Land Development approvals to subdivide the large rectangular lot into four separate parcels. We will propose that each of these parcels contain one housing unit (totaling four). Two of the housing units will front South Fifth Street in a similar way to the existing structures, while the other two units will front Church Avenue. Each of the four parcels and housing units will occupy equal square footage (see proposed demolition site plan). The Lancaster County Land Bank Authority will contract with an architectural firm to develop detailed site plans and elevations after demolition activities are completed."

Please let me know if you have any questions.

Sean Krumpe
Acquisition and Rehabilitation Program Coordinator



LANCASTER COUNTY
**Redevelopment
Authority**

Phone: 717.394.0793 x 232

Email: skrumpe@lchra.com

28 Penn Square, Suite 200 | Lancaster, PA 17603

Visit: www.lchra.com

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

S.A. WAY
P. O. BOX 31, MOUNTVILLE, PA 17554
(717) 285-2333
(717) 285-7286 (FAX)
HIC #19847

PROPOSAL SUBMITTED TO:

Land Bank Authority
28 Penn Square
Suite 200
Lancaster PA 17603

JOB: 154-156 S Fifth st Columbia

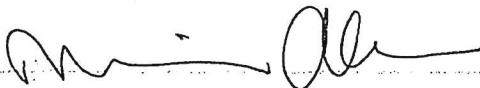
We hereby propose labor and material for the completion of:

- 1 Demolish Both structures and disposal of material
- 2 Remove foundation walls leaving foundation at alley and again at side of 152
- 3 Back fill hole with 2-a stone and tamp
- 4 There is no repairs to 152 other then weather tight to side where 154 is raze at
- 5 Cap off sewer and water in side walk
- 6 Back fill with stone and replace side walk where removed
- 7 top and seed where homes are razed
- 8 Remove fence and shed in rear of homes
- 9 There is no asbestos removal in bid
- 10 S.A.WAY Will supply all permits for the demo
- 11 There is no engineered plans for demo in bid
- 12 Secure site at end of each work day and while work is being done

TOTAL: \$44,856.48

TERMS: \$ 22428.24 when homes are down and material removed balance upon completion of job

ACCEPTANCE:



DATE:

3-1-23



LANCASTER COUNTY

Land Bank Authority

SUPPORTED BY THE LANCASTER COUNTY
REDEVELOPMENT AUTHORITY

March 3, 2023

Subject: Demolition of Structures

Properties to be Demolished:

- 154 South Fifth Street, Columbia, PA 17512
- 156 South Fifth Street, Columbia, PA 17512

Dear Resident,

This is to advise you that from March 20, 2023, to May 20, 2023, we will be performing demolition work on the above properties, located near yours.

If you have any questions, please contact:

Sean Krumpe

Phone: 717.394.0793 x 232

Email: skrumpe@lchra.com

Sean Krumpe

Thank you,

Lancaster County Land Bank Authority

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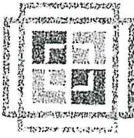
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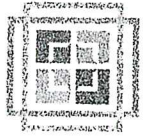
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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
Total Postage and Fees	\$ _____

Postmark
 Here

Sent To	Current Resident
Street and Apt. No., or PO Box No.	153 S. 5 th St
City, State, ZIP+4®	Columbia, PA 17512-1514
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



LANCASTER COUNTY
**Redevelopment
 Authority**

28 Penn Square • Suite 200 • Lancaster, PA 17603-4297

CERTIFIED MAIL



7022 3330 0000 9357 0152

Current Resident
 152 S. 5th St
 Columbia, PA 17512-1554

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
<i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$	
Total Postage and Fees \$	
Sent To Current Resident	
Street and Apt. No., or PO Box No. 152 S. 5 th St	
City, State, ZIP+4® Columbia, PA 17512-1554	
PS Form 3800, April 2015 ESN 7530-12-000-9047 See Reverse for Instructions	



LANCASTER COUNTY
**Redevelopment
 Authority**

28 Penn Square • Suite 200 • Lancaster, PA 17603-4297

CERTIFIED MAIL



7022 3330 0000 9357 0145

Current Resident
 150 S. 5th St
 Columbia, PA 17512-1554

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
<i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To Current Resident	
Street and Apt. No., or PO Box No. 150 S. 5 th St	
City, State, ZIP+4® Columbia, PA 17512-1554	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



LANCASTER COUNTY
**Redevelopment
 Authority**

28 Penn Square • Suite 200 • Lancaster, PA 17603-4297

CERTIFIED MAIL



7022 3330 0000 9357 0077

Current Resident
 149 S. 5th St
 Columbia, PA 17512-1514

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT**
 Domestic Mail Only

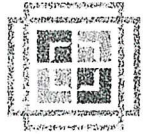
For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee	\$ _____
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
Total Postage and Fees	\$ _____

Postmark
 Here

Sent To
Current Resident
 Street and Apt. No., or PO Box No.
149 S. 5th St
 City, State, ZIP+4®
Columbia, PA 17512-1514



LANCASTER COUNTY
**Redevelopment
 Authority**

28 Penn Square • Suite 200 • Lancaster, PA 17603-4297

CERTIFIED MAIL



7022 3330 0000 9357 0138

Current Resident
 138 S. 5th St
 Columbia, PA 17512-1554

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postmark
 Here

Postage
 \$ _____

Total Postage and Fees
 \$ _____

Sent To
Current Resident
 Street and Apt. No., or PO Box No.
138 S. 5th St
 City, State, ZIP+4®
Columbia, PA 17512-1554



LANCASTER COUNTY
**Redevelopment
 Authority**

28 Penn Square • Suite 200 • Lancaster, PA 17603-4297

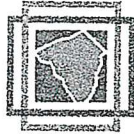
CERTIFIED MAIL



7022 3330 0000 9357 0053

Current Resident
 162 S. 5th St
 Columbia, PA 17512-1554

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$	
Total Postage and Fees \$	
Sent To Current Resident Street and Apt. No., or PO Box No. 162 S. 5th St City, State, ZIP+4® Columbia, PA 17512-1554	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



LANCASTER COUNTY
**Land Bank
Authority**
SUPPORTED BY THE LANCASTER COUNTY
REDEVELOPMENT AUTHORITY

March 6, 2023

Subject: Demolition of Buildings – Utility Notification

Property to be Demolished:

- 154 South Fifth Street, Columbia, PA 17512
- 156 South Fifth Street, Columbia, PA 17512

Dear Utility Provider,

This is to advise you that we will be performing demolition work on the above properties. We are notifying you because you have been listed as having a utility connected to these properties. We are asking that you disconnect the utility and send a release to the contact listed below stating that the utility's service connections have been disconnected, and that all appurtenant equipment has been removed, sealed, and plugged in a safe manner. If you need assistance accessing the properties to do this, please reach out to the contact listed below.

If you have any questions, please contact:

Sean Krumpe

Phone: 717.394.0793 x 232

Email: skrumpe@lchra.com

Sean Krumpe

Thank you,

Lancaster County Land Bank Authority

From: Dollinger, Brian M bdollinger@ugi.com
Subject: Gas Service Cut Off
Date: Mar 7, 2023 at 5:13:17 PM
To: saway28@yahoo.com

Sean,

It is understood that you have been contracted to perform the demolitions of the properties at 154 and 156 S. 5th St in Columbia PA. UGI will have a crew available to disconnect/ abandon the gas services to these properties in the 3rd week of April of this year. If you have any questions or concerns, please feel free to reach out to me.

Thank you,

Brian Dollinger
bdollinger@ugi.com
Office- (717) 255-1410
Cell- (610) 721-4571

i'llbethere

*"I take the time to perform my work safely, every day.
My family, my co-workers, and my customers are depending on me.
I stand vigilant and when called upon...i'llbethere."*



Energy to do more™



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