



LEO S. LUTZ EVAN M. GABEL
Mayor Solicitor
HEATHER ZINK STEVEN KAUFHOLD
Borough Council President Borough Manager

COLUMBIA BOROUGH - ZONING HEARING BOARD

Paul W. Myers Council Chamber

January 29, 2025 – 7:00 PM

AGENDA

NOTE: This meeting will be audio recorded and livestreamed on the [Borough's YouTube Channel](#).

1. Call to Order and Roll Call
2. Pledge to the Flag
3. Election of Officers – Motion to Elect for 2025 – Chairman and Vice-Chairman
4. Motion to Approve Minutes: November 27, 2024
5. Verification from Borough Manager Kaufhold; properties posted & meeting advertised.
6. Hearing of Case:
 - a. ZH 2-2025 Regarding 25 N 11th St; Property Owner, Chaboya Frederick V, 1110 Walnut St, Columbia, PA 17512; Applicant is requesting a Variance for zoning relief from Borough of Columbia Ordinance 220-Attachment 1 – “Table of Permitted Uses by District – Primarily Residential Districts” and 220-Attachment 3 – “Table of Dimensional Requirements” pursuant to Borough of Columbia Ordinance 220-11D(3) – “Variance”. The proposed use for the property is a single-family dwelling. Tax Parcel – 1108308500000. Zone: LDR – Low Density Residential.
 - b. Chairman’s statement of hearing
 - c. Solicitor’s statement of the procedures of the hearing and identification of parties to the hearing
 - d. Applicant’s presentation of their case
 - e. Presentation from parties to the hearing
 - f. Other testimony and evidence
 - g. Zoning Hearing Board’s cross-examination
 - h. Solicitor’s cross-examination
 - i. Concluding remarks
 - j. Consider motion to close the record
 - k. Consider motion to adjourn to an executive session



7. Consider motion to close record
8. Consideration to render a decision
9. Other business
10. Next scheduled hearing date is February 26, 2025; only if an application is received.
11. Adjournment

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.

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

COLUMBIA BOROUGH – ZONING HEARING BOARD

**Paul W. Myers Council Chamber
November 27, 2024, 2024 - 7:00 PM**

MINUTES

Chairperson Preston called this meeting to order at 7:00 p.m.

Roll call was taken with the following members being present: Chairperson Preston, Nathan Bunty, Terry Doutrich, and Josele Cleary, Solicitor; Ray Danyo, Court Stenographer.

The Pledge of Allegiance was led by Chairperson Preston.

N. Bunty motioned to approve the Zoning Hearing Board minutes from the June 26, 2024, meeting and T. Doutrich seconded. All favored. Motion carried.

Verification and confirmation from Zoning/Code Compliance Officer Alex Tinsley; properties were posted, and the meeting was advertised.

Solicitor Cleary explained the procedure for the hearing and status. There were no questions regarding the procedures. This hearing is on the application of Harbor Engineering, Inc., concerning property identified as 154 S 5th Street, 156 S 5th Street and 461 Avenue K owned by Lancaster County Land Bank. There were no questions as to the procedure for the hearing.

Solicitor Cleary identified the Borough of Columbia and the Columbia Borough Planning Commission as parties to the hearing. Solicitor Cleary explained that persons who sought to be parties of the hearing may be recognized.

Solicitor Cleary requested whether anyone wished to be recognized as a party. No one wished to be recognized as a party.

Solicitor Cleary affirmed the parties to the hearing as the following: The applicant, the Borough of Columbia, and the Borough of Columbia Planning Commission.

The court reporter, Ray Danyo, swore in Steve Gergely, with Harbor Engineering, Inc. and Gary Weaver of Tippetts Weaver Architects.

Solicitor Cleary asked if anyone was present to represent the applicant, Harbor Engineering, Inc.

Solicitor Cleary stated that the applicant should present testimony in support of the application. Mr. Gergely testified he is here in reference to a Zoning Variance application for three properties 154 S 5th Street, 156 S 5th Street and 461 Avenue K. Mr. Gergely shared the proposal to subdivide the properties, combine the three properties into one and re-subdivide them into four parcels

with two twin dwellings, two facing S 5th Street and two facing Church Avenue sharing an access drive coming off of Avenue K. The properties would have a common parking area. The properties would be rentals, owned and operated by the Lancaster County Housing Authority and the Lancaster County Housing and Redevelopment Authority. The variances requested are dimensional, the lot area and the lot width.

Chairperson Preston opened the floor for questions regarding the application.

Member Doutrich inquired with Mr. Gergely about parking and how many spaces per unit, he responded. Member Doutrich then inquired how far back from the avenue the dwelling would be. Mr. Gergely responded.

Member Bunty inquired why not sell the homes as single-family homes instead of renting them. Mr. Gergely explained that this is essentially how Lancaster County Housing and Redevelopment Authority operates.

Solicitor Cleary inquired about the design of the dwellings. Mr. Weaver responded. Solicitor Cleary questioned if they are market rate apartments, if there would be a maximum number of occupants per dwelling, maximum number of vehicles per unit, which Mr. Weaver responded to the best of his knowledge.

Chairperson Preston inquired about laundry facilities; Mr. Weaver responded.

Chairperson Preston requested the representative from the Planning Commission to come to the podium.

Mary Wickenheiser, Chairperson for the Columbia Borough Planning Commission, was sworn in by the court reporter, Ray Danyo. Mary stated the plans were reviewed by the Columbia Borough Planning Commission and they strongly recommend the approval of the requests. Mary feels that this is a good project with an ideal layout, it fits well with the area and especially appreciates the off-street parking allowance. The Planning Commission had no concerns with the plan.

Solicitor Cleary asked the audience if they had any questions or wished to make a statement, no one responded. She then asked if the applicant had anything further to present, Mr. Gergely responded.

Solicitor Cleary reviewed the standard conditions that the board would impose if the application were to be apportioned. Mr. Gergely and Mr. Weaver agreed to meet those requirements.

Member Bunty motioned to grant the application as filed with the conditions as read by the Solicitor. Member Doutrich seconded. All favored. Motion carried.

There was a motion by Chairperson Preston to close the hearing and Member Bunty seconded. All favored. Motion carried.

Chairperson Preston motioned to adjourn the meeting and Member Bunty seconded. All favored. Motion carried.

The meeting of the Columbia Borough Zoning Hearing Board was adjourned at 7:34 p.m.



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

**APPLICATION FOR ZONING HEARING
 COLUMBIA BOROUGH
 LANCASTER COUNTY, PENNSYLVANIA**

**\$400.00 RESIDENTIAL OR \$700.00 COMMERCIAL APPLICATION
 FEE DUE WHEN APPLICATION IS SUBMITTED**

Date 12/23/24 Permit # _____
 Request for Variance X (2)
 Special Exception _____
 Request for Modification of Zoning Decision _____
 Appeal from Determination of Zoning Officer _____
 Validity Challenge _____
 Zoning Map Amendment _____
 Zoning Text Amendment _____

- Name of Property Owner Fred + Fern Chaboya
- Address of Property Owner 1110 Walnut St Columbia PA 17512
- Telephone Number of Property Owner 717-672-6626 (Fred's cell)

Complete questions #4 - #7 only if applicant is different than property owner.

- Name of Applicant Amos L Lapp/All Renovation & Design LLC
- Interest of Applicant Designer/Contractor
- Address of Applicant 88 South Pennyn Rd Manheim PA 17545
- Telephone of Applicant 717-665-0470 office 717-575-1748 cell
- Address of Property Affected 25 N 11th St Columbia PA
- Present Use of Property Commercial Warehouse - Vacant
- Proposed Use of Property Residential
- Current Zoning District Low Density Residential

Date: 12/23/24 12:34 PM 12232024
 Amt: 400.00 OK#: 131
 Ref Num: 2370 Seq: 28 to 28



12. Brief Description of Proposed Work Current Partially improved Building will be fully improved to meet all code requirements for a residential Dwelling.

13. Identify all special exceptions being requested, including the specific Sections of the Zoning Ordinance authorizing such special exception. _____

14. Identify all variances from requirements of the Zoning Ordinance being requested, including a reference to the specific Sections of the Zoning Ordinance. 220 Attachment 1 table of permitted uses - request variance to change use from commercial to residential.

#2- 230 Attachment 3 table of Property Dimensional Requirements - request relief for the current nonconforming Property size so it can be zoned residential - See Narrative

15. Identify all determinations of the Zoning Officer from which an appeal is being made, including the specific reason for the appeal. _____

16. Include with the application three (3) sketches of the project outlining:

- a. Lot lines and dimensions
- b. Current building dimensions
- c. Proposed new building dimensions

17. The following may be submitted by an applicant in support of the application:

- a. Signed statements from each adjoining property owner indicating that applicant has informed the person signing the statement of the applicant's proposal and whether the person signing the statement has no objection to the application
- b. Photographs of the property at issue
- c. Drawings (including dimensions) of proposed signs
- d. Other information that would allow the Board to fully understand the proposal

FOR ZONING MAP AMENDMENT – COMPLETE THE FOLLOWING:

Property Address _____

Tax Map No. _____ Owner of Record _____

Owner's Address _____

Equitable Owner (if applicable) _____

Equitable Owner's Address _____

Current Zoning District _____ Proposed Zoning District _____

Proposed Use _____

FOR ZONING TEXT AMENDMENT – COMPLETE THE FOLLOWING:

Zoning Districts Affected by Amendment _____

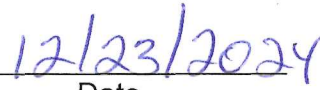
Section Numbers Affected by Amendment _____

Proposed Text Amendment (attach separate sheet if necessary) _____

I hereby certify that all of the above statements and the statements contained in the any papers or plans submitted in conjunction with my application are true to the best of my knowledge and belief.



Signature



Date

12/23/2024

To the Members of the zoning Hearing Board

Narrative in support of the application for a zoning decision relief and requested variances

In October of 2024 Fred & Erin Chaboya purchased the property at 25 N 11th St in Columbia borough of PA. On this property there is an improved building that currently is zoned as commercial use. In late October Mr. & Mrs. Chaboya submitted a zoning application to change the use from commercial to residential.

On Nov 7th they received a denial of the zoning permit application to change the use to residential in which it was stated “that according to the *Borough of Columbia Zoning ordinance 220-attachment 1 table of permitted uses by district residential only certain uses are permitted with in this district, and a conversion of an existing nonresidential principal building or use into one or more dwelling units is not among those allowed.*

We are requesting relief of this zoning ordinance of permitted uses and requesting this variance to allow the improved building to be zoned as a principal residence.

Prior to Mr & Mrs Chaboya purchasing The property it was used as a retail store called Olde Timber Works. As they are considering how to best use this property investment it was brought to their attention by their neighbors of the issue and nuisance of parking and traffic on their street due to the business being there. These neighbors have signed a petition to request that the zoning for this property would be changed to residential to help relieve these issues. See attached document.

Notwithstanding, in the *Borough of Columbia Zoning ordinance 220 attachment 1 table of permitted uses under commercial uses* it states, “**in the LDR zoning district Reuse of an existing lawful storefront within an existing building for one retail store, office or personal service use is not permitted**”. “**Neither is a crafts or artisans’ studio, daycare center, membership club or group daycare use permitted**” **Although a home occupation “general or Light” are permitted uses or special exception uses in the LDR district, this is not a principal residence therefore does not conform either.**

This has created an undue hardship for the family’s investment of the property.

The existing Building has already been improved prior to Mr & Mrs Chaboya purchasing the property to include a full bathroom that meets residential building code requirements.

This structure has proper means of egress from all rooms including 1 primary bedroom which meets all residential building requirements. Additional improvements will include installing a full kitchen and updated electrical in the bedroom and family room, all of which will meet residential building codes. See attached sketched plans for the additional improvements.

It is of my opinion and that of Mr and Mrs Chaboya and their neighbors, that allowing this property and structure to be zoned residential would be an improvement in the neighborhood as well as a betterment of the life of all the residents on the block and surrounding streets

Property Dimensions Variance request detail.

The current Property is .06 of an acre as a 2614 sq. ft. lot. The current building is 1336 sq. ft which meets the minimum requirement of 500 sq. ft to be a dwelling unit as per Code 220-57 *“Minimum size of dwellings. Each dwelling unit shall include a minimum of 500 square feet of enclosed habitable, indoor, heated floor area, and which shall be primarily above the ground level.*

This “residential” structure will have 1336 sq. ft. of improved area in which there will be 1 bedroom, a full bathroom, kitchen, living space, heating and cooling all of which are above ground level.

There is also an accessory structure “shed” on site of approx. 192 sq. ft. (see photo)

Based upon *The Borough of Columbia* zoning ordinance 220 attachment 3 Table of dimensional requirements, a single-family dwelling in the LDR zoning district is to have a minimum lot area of 9000 sq. ft with a minimum width of 70’, a minimum front yard setback of 25’, a minimum rear yard setback of 30, a minimum side yard setback of 8’, and a maximum coverage of 30%. It also requires 2 spaces of off-street parking.

If the zoning hearing board would see fit to grant relief and allow the use of the structure to be used as residential, we would also ask for relief of the above lot size, set back and lot coverage requirements and request a variance that would allow this non-conforming lot to be approved as it stands for a single family dwelling in the LDR zoning District.

As you will see in the sketches and photos the property will allow for 1 off street parking. There are or will be no unsightly issues with the property, in fact it has been improved by the prior owner so that is a solid asset to the neighborhood.

Currently there are no plans, nor will there be any plans to add, expand or enlarge the structure or structures on the property.

This property will be used as a 1-bedroom residence and will not be used as a short-term Rental.

Based on a survey of the area which is in the LDR zoning district including Walnut St, N and S 11th St, Chestnut St and Spruce St there are multiple properties which do not conform to the required dimensions in the 220 Attachment 3 Table or allow for 2 off street parking spaces.

It is therefore our request along with our neighbors, due to the significant hardships these non-conformities and various not allowed uses, create for us, that the zoning hearing board would consider granting these variances as stated above. This will improve the neighborhood in general and allow for relief on parking and traffic issues along N 11th street, which would be greatly appreciated by the local residents.



copy of Zoning Denial Letter

LEO S. LUTZ
Mayor

EVAN M. GABEL
Solicitor

HERTHER ZINK
Borough Council President

STEVEN KAUFHOLD
Borough Manager

Frederick & Erin Chaboya
25 N 11th St
Columbia, PA 17512

11/7/2024

Re: Zoning Permit Denial – Application for the Change of Use of 25 N 11th St

Dear Mr. & Mrs. Chaboya,

After reviewing your application, submitted on 10/25/24, for a zoning permit to change the use of the property located at 25 N 11th Street from commercial to residential, we regret to inform you that this request is denied.

The proposed residential conversion is not permitted within the Low Density Residential district where your property is located. According to the *Borough of Columbia's Zoning Ordinance 220-Attachment 1 Table of Permitted Uses by District-Residential* only certain uses are permitted within this district, and a conversion of *an existing nonresidential principal building or use into one or more dwelling units* is not among those allowed. Thus, approval of this application would violate the permitted uses outlined in the ordinance referenced.

However, if you wish to pursue this change further, you have the option to submit a request to the Zoning Hearing Board. The Zoning Hearing Board has the authority to grant variances under specific conditions, and they may consider requests that fall outside of the ordinance to provide a form of zoning relief.

To proceed with this option, please fill out a Zoning Hearing Board application. The next Zoning Hearing Board meeting is on 01/29/2025 and all submittals must be submitted by 12/23/2024.

Thank you for your attention to this matter. If you have any questions, please contact me at (717) 684-2467 x7315 or at atinsley@columbiapa.net.

Sincerely,

Alexander Tinsley
Zoning/Code Compliance Officer



ZONING

220 Attachment 1

Borough of Columbia

**Table of Permitted Uses by District
Primarily Residential Districts
[Amended 4-14-2003 by Ord. No. 718]**

KEY:

- P = Permitted by right (zoning decision by Zoning Officer)
- SE = Special exception use (decision by Zoning Hearing Board)
- N = Not permitted
- C = Conditional use
- S. 220-30 = See additional requirements in § 220-30
- S. 220-31 = See additional requirements in § 220-31

Types of Uses (See definitions in Article II)	Zoning Districts				
	P	C	RR & LDR	MDR	HDR & HDRM
Residential Uses					
Single-family detached dwelling (Manufactured homes shall meet the additional requirements of § 220-30, but shall not be permitted within historic district)	N	SE	P	P	P
Twin dwelling, side-by-side, with each dwelling unit on its own lot	N	N	N	P	P
Rowhouse/townhouse (S. 220-30)	N	N	N	P	P
Flexible residential development meeting § 220-27	N	N	N	C	C
Apartments (S. 220-30), other than conversions of existing building	N	N	N	N	N, except P in HDRM
Conversion of:					
An existing nonresidential principal building or use into one or more dwelling units (S. 220-30)	N	N	N	SE	SE
Any other building or use to result in an additional number of dwelling units	N	N	N	N	N
Manufactured/mobile home park (S. 220-30)	N	N	N	N	N, except SE in HDRM
Boarding or rooming house	N	N	N	N	N
Group home within a lawful existing dwelling unit (S. 220-30), not including a treatment center	N	P	P	P	P

COLUMBIA CODE

Types of Uses (See definitions in Article II)	Zoning Districts				
	P	C	RR & LDR	MDR	HDR & HDRM
Commercial Uses					
Bed-and-breakfast inn (S. 220-30) as a principal accessory use	N	N	N ¹	SE	SE
Boat marina and accessory boat storage	N	P	N	N	N
Campground (S. 220-30)	N	SE	N	N	N
Communications antennas mounted on an existing public utility transmission tower, building or other structure, and communications equipment buildings	P	P	P	P	P
Reuse of an existing lawful storefront within an existing building for one retail store, office or personal service use, provided:	N	N	N	SE	P
a) There is no adult use b) There is no outdoor storage and are no drive-through facilities c) The use shall not operate between 9:00 p.m. and 7:00 a.m.					
Crafts or artisan's studio (see also as "home occupation")	N	N	N	P	P
Golf course	N	P	N	N	N
Hobby or trade school, limited to conversion from an existing nonresidential principal building	N	N	N	SE	SE
Picnic grove, private	N	SE	N	N	N
Institutional Uses					
Cemetery without crematorium	N	N	SE	SE	SE
Community center or library	P	P	SE	P	P
Cultural center or museum	P	P	SE	SE	SE
Day-care center, adult (S. 220-30)	N	SE	N	SE	SE
Day-care center, child (S. 220-30) (see also as an accessory use)	N	SE	N	SE	SE
Membership club, other than an after hours club or tavern	N	SE	N	SE	SE
Nursing home or personal care home (S. 220-30)					
Involving conversion of an existing principal nonresidential building	N	N	N	SE	SE
Other	N	N	N	N	SE
Place of worship (S. 220-30)	N	SE	SE	SE	SE
School, public or private, primary or secondary (S. 220-30)	N	N	SE	P	P

ZONING

Types of Uses (See definitions in Article II)	Zoning Districts				
	P	C	RR & LDR	MDR	HDR & HDRM
Public/Semipublic Uses					
Borough-owned uses	P	P	P	P	P
Government facility, other than uses listed separately in § 220-25	SE	SE	N	SE	SE
Emergency services station, which may include a supporting social club facility	N	N	N	SE	SE
Publicly owned recreation	P	P	P	P	P
Public utility facility (See also § 220-14)	SE	N	N	SE	SE
Swimming pool, nonhousehold (S. 220-30)	SE	SE	SE	SE	SE
U.S. Postal Service facility, which may include a leased facility	N	N	N	N	SE
Accessory Uses					
See list of additional permitted uses in § 220-25C, such as "residential accessory structure or use"					
See additional requirements in § 220-31 for specific accessory uses					
Day-care center accessory to and on the same lot as an existing lawful place of worship, with a minimum lot area of 6,000 square feet	N	P	P	P	P
Day care, child (S. 220-31):					
Group day-care home	N	SE	N	SE	SE
Family day-care home	N	SE	SE	P	P
Home occupation, general (S. 220-31)	N	SE	SE	SE	SE
Home occupation, light (S. 220-31)	N	P	P	P	P
Miscellaneous Uses					
Parking lot as the principal use of a lot	N	SE	N	SE	SE
Raising of livestock (S. 220-30)	N	N	N	N	N
Crop farming	P	P	P	P	P
All uses that will be unable to comply with the performance standards of this chapter, especially including the environmental protection requirements of Article V	N	N	N	N	N

NOTES:

¹ Except shall be permitted as a special exception use in the LDR District if the lot is adjacent to Chestnut Street.

ROUTE 30

IRONVILLE PIKE

Low Density Residential

N THIRTEENTH ST

N FIFTEENTH ST

N TWELFTH ST & TWELFTH ST

SLUTHER LN

SPRUCE ST
AVENUE F

N ELEVENTH ST

WALNUT ST

N TENTH ST

S ELEVENTH ST

N EIGHTH ST

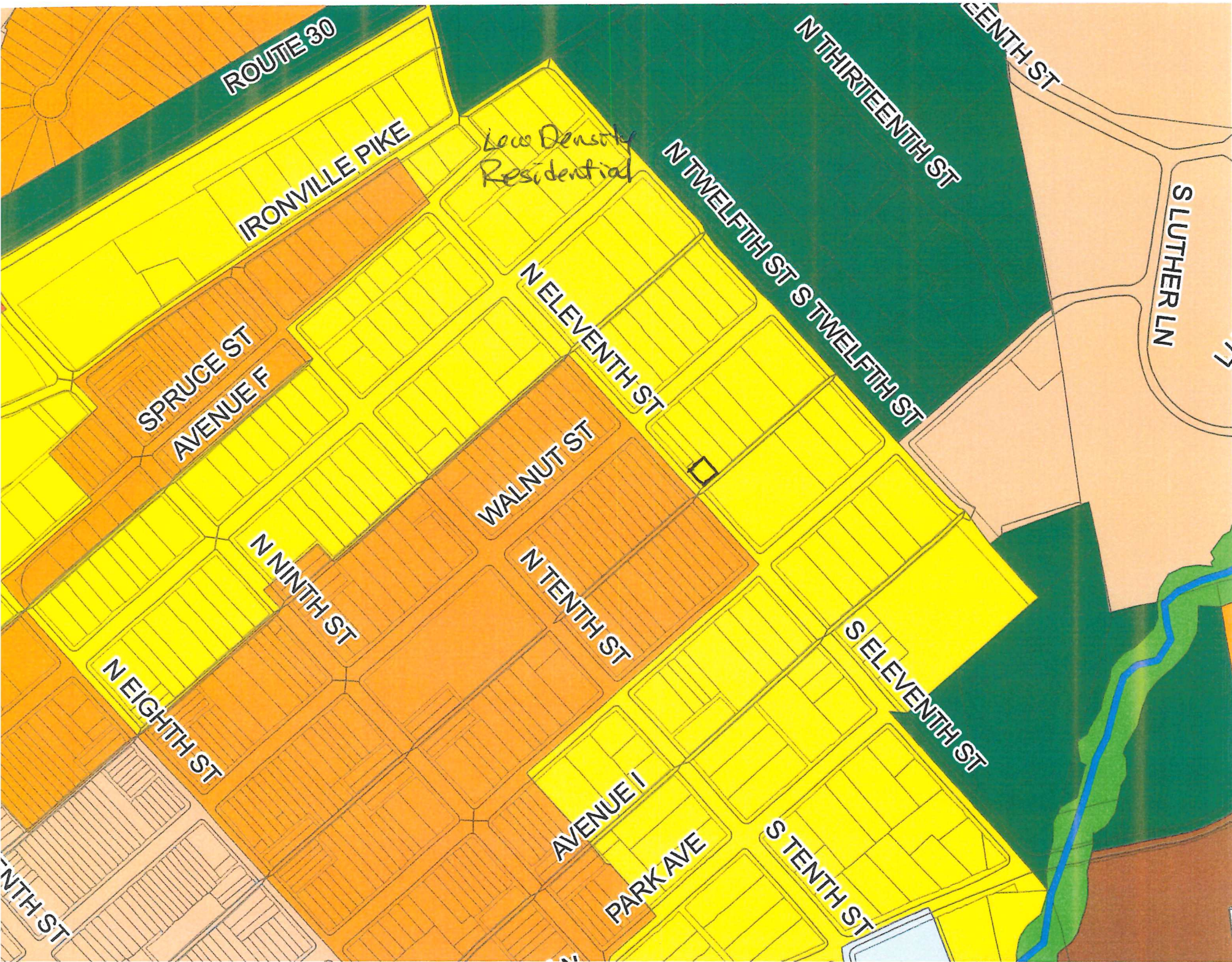
N NINTH ST

AVENUE I

PARK AVE

S TENTH ST

NINTH ST



220 Attachment 3
Table of Dimensions

COLUMBIA CODE

Zoning District: Type of Use	Minimum Lot Area ⁶ (square feet)	Minimum Lot Width Measured at Minimum Building Setback Line ¹⁰ (feet)	Minimum Front Yard Setback (feet)	Minimum Rear Yard Setback ⁷ (feet)	Minimum Side Yard Setback, ² Each (feet)	Maximum Coverage
LDR District: a) Single-family detached dwelling ¹ b) Other allowed use All dwellings shall have a minimum principal building width and length of 18 feet (not including unenclosed structures).	a) 9,000 b) 30,000	a) 70 b) 80	25 (10 feet of which may include an unenclosed front porch)	30	8	30% maximum building coverage
MDR and MDRB Districts: a) Single-family detached dwelling ¹ b) Twin dwelling unit ¹ c) Rowhouse or townhouse ¹ d) Other allowed use See also flexible residential development option in § 220-27, which allows reduced lot sizes and setbacks.	a) 5,000 b) 4,000 per dwelling unit c) Minimum average of 3,000 per dwelling unit d) 5,000	a) 35 b) 30 per dwelling unit c) 20 per dwelling unit ⁴ d) 35	5 (which may include an unenclosed front porch); See also § 220-26F	25	4, except 0 at the shared lot line of lawfully attached dwellings	60% maximum building coverage
HDR District: a) Single-family detached dwelling ¹ b) Twin dwelling unit ¹ c) Rowhouse or townhouse ¹ d) Other allowed principal use See also flexible residential development option in § 220-27, which allows reduced lot sizes and setbacks.	a) 3,000 b) 2,500 per dwelling unit c) Minimum average of 2,500 per dwelling unit d) 6,000	a) 35 b) 30 per dwelling unit c) 18 per dwelling unit ⁴ d) 40	5 (which may include an unenclosed front porch); See also § 220-26F	25	5, except 0 at the shared lot line of lawfully attached dwellings	60% maximum building coverage

COLUMBIA CODE

Zoning District: Type of Use	Minimum Lot Area ⁶ (square feet)	Minimum Lot Width Measured at Minimum Building Setback Line ¹⁰ (feet)	Minimum Front Yard Setback (feet)	Minimum Rear Yard Setback ⁷ (feet)	Minimum Side Yard Setback, ² Each (feet)	Maximum Coverage
INSR District: a) Residential uses, other than retirement center: the regulations of the MDR District shall apply b) Retirement center: see § 220-30 c) Other allowed uses	c) 3,000	c) 25	c) 10	c) 10 ⁹	c) 10 ³	c) 80% maximum building coverage; 90% maximum impervious coverage
HC, LI or GI Districts	15,000	80	15 ³	15 ³	10 ³	60% maximum building coverage; 90% maximum impervious coverage

NOTES:

- ¹ Each dwelling unit is required to be on its own fee-simple or condominium lot.
- ² Except two feet for a permitted detached structure that is accessory to a dwelling. In no case shall a vehicle garage entrance onto a street be located less than 20 feet from a public sidewalk along a street, nor less than five feet from the cartway of an alley.
 - No setback is required for a structure that is accessory to a dwelling from a lot line along which two dwellings are attached (such as a lot line shared by twin dwellings).
 - A residential porch or wood deck that is open along sides not attached to a building may extend into a required setback.
 - See § 220-31 for swimming pools.
- ³ Except 40 feet minimum setback for any new or expanded portion of an industrial building or truck loading dock from the lot line of a principal residential use.
- ⁴ Except if two or more off-street parking spaces per dwelling are located at least partially within 25 feet of a public street or garage doors for two or more vehicles facing onto a public street, then the lot width per dwelling along such street shall be a minimum of 24 feet.
- ⁵ Shall be an average lot area per dwelling unit. The lot area per dwelling unit may be reduced to 1,500 square feet if a lot includes six or more dwelling units and all the units are permanently restricted by deeds and leases to persons age 55 and over, or age 62 and older, the physically handicapped and their spouses.
- ⁶ See § 220-26C for buildings without public water and sewage services.
- ⁷ Corner lot setbacks: See § 220-59B.
- ⁸ Minimum average lot area per dwelling unit shall be calculated after deleting street right-of-way, but may include common open space and stormwater detention basins.
- ⁹ Space under an unenclosed porch may be used for storage.
- ¹⁰ Flag lot width is measured at the end of a flagpole where the lot width expands. Flag lot shall only be applicable to MDR Districts and single-family detached dwellings.
- ¹¹ Except 100% for the expansion of existing commercial uses.

ve H
olumbia, Pennsylvania
Google Street View
ug 2024



Olde Timber Works



SHOP HERE



1 car
Parking Space

Accessary Shed





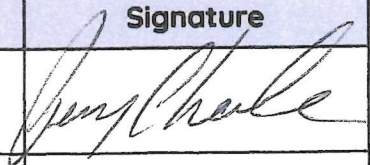
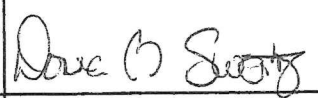

Google



Zoning Petition

25 North 11th Street Columbia, PA 17512

The owners of 25 North 11th Street are requesting to have the zoning for the property changed from Commercial Warehouse to Residential. The property will be used as a residence, and will not be used as a short-term rental. Please add your information below to indicate your support of this request.

Resident Name(s)	Address	Phone Number	Email	Signature
Jerry Chambers	1162 Walnut	704-576-1960	chambpacman@yahoo.com	
Donna B Swartz	1104 Walnut St	717-449-9510	swartzdonna664@gmail.com	
THOMAS LAWSO	1111 LOCUST ST	717-684-3371	THOMAS1944@CST.CS.TN.Y.	

12/22/2011

All Renovation & Design

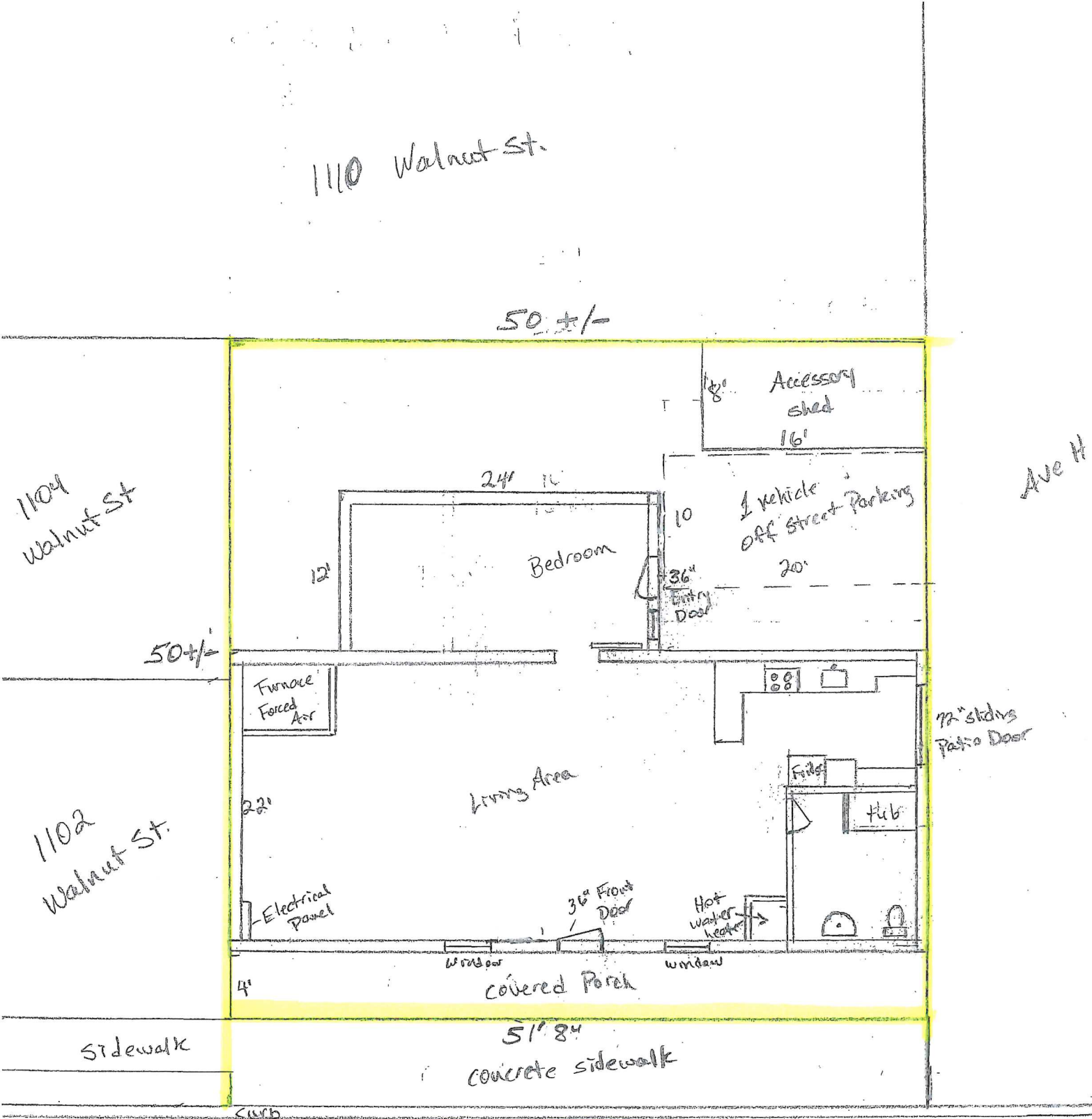
88 S Pennyn Rd

Manheim PA 17545

717-665-0470

Plot Plan

Residential Layout Plan
in existing structure



1104 Walnut St

1102 Walnut St

Ave H

1111 Locust St

(25 N 11th St)

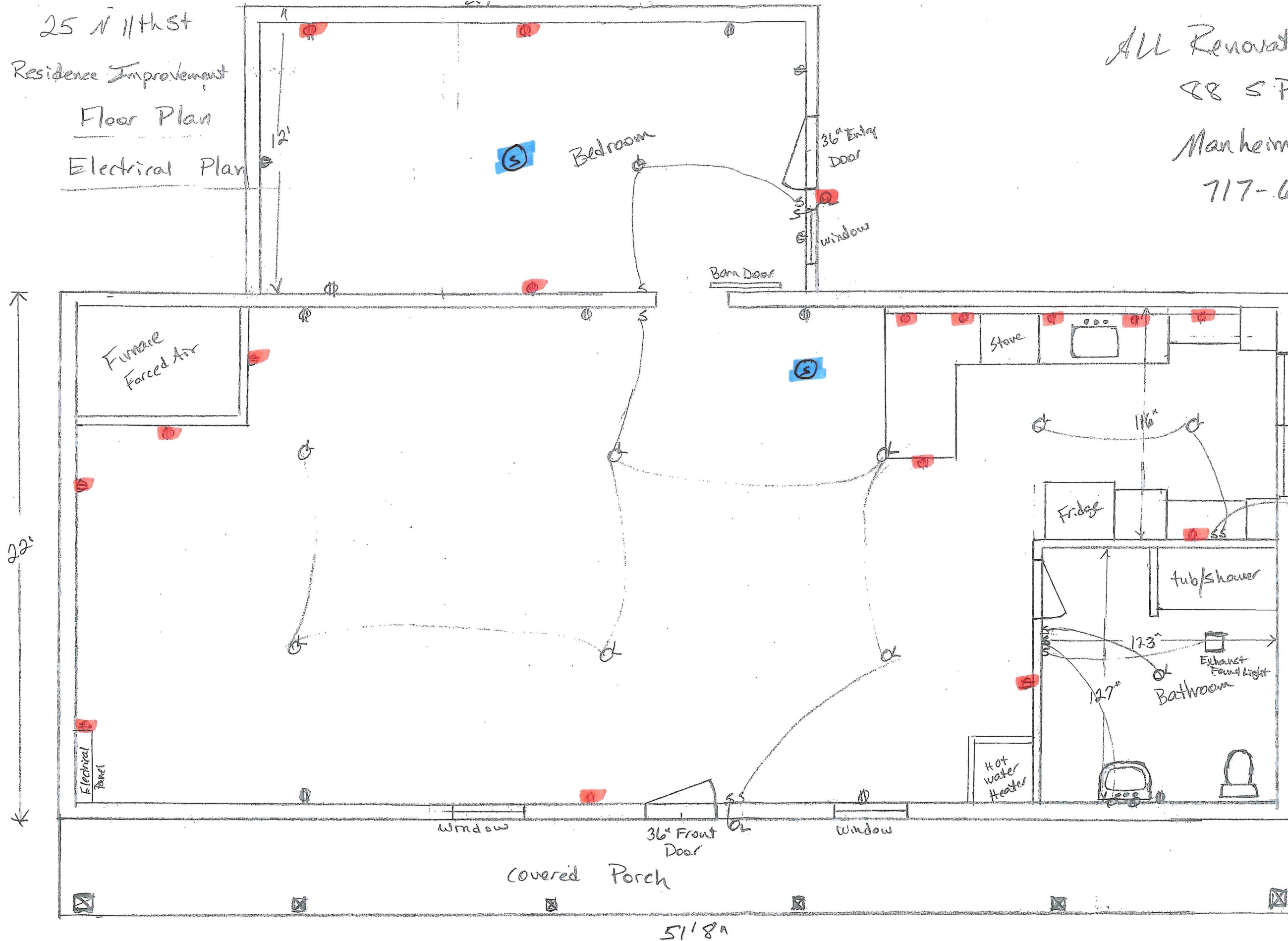
Fred & Erna Chaboya

Scale 1" = 10'

N 11th St

25 N 11th St
 Residence Improvement
 Floor Plan
 Electrical Plan

All Renovation + Design
 88 S Pennyn Rd
 Manheim PA 17545
 717-665-0470



- ⊕ new outlet
- ⊕ existing outlet
- ⊙ Existing Light
- ⊙ new Light
- Ⓢ smoke/CO Detectors

Scale 1/4" = 12"

Owned by Fred + Erin Chaboya

Chaboya Job - Kitchen Install
 Plumbing + Electrical

Uba Tuba Granite

Cabinets - Wormy chestnut

Pipe Brackets w/ rustic Board shelves

FP 10 Door Style

FP Bar Area Back + end

FP End on Tridge + Pantry

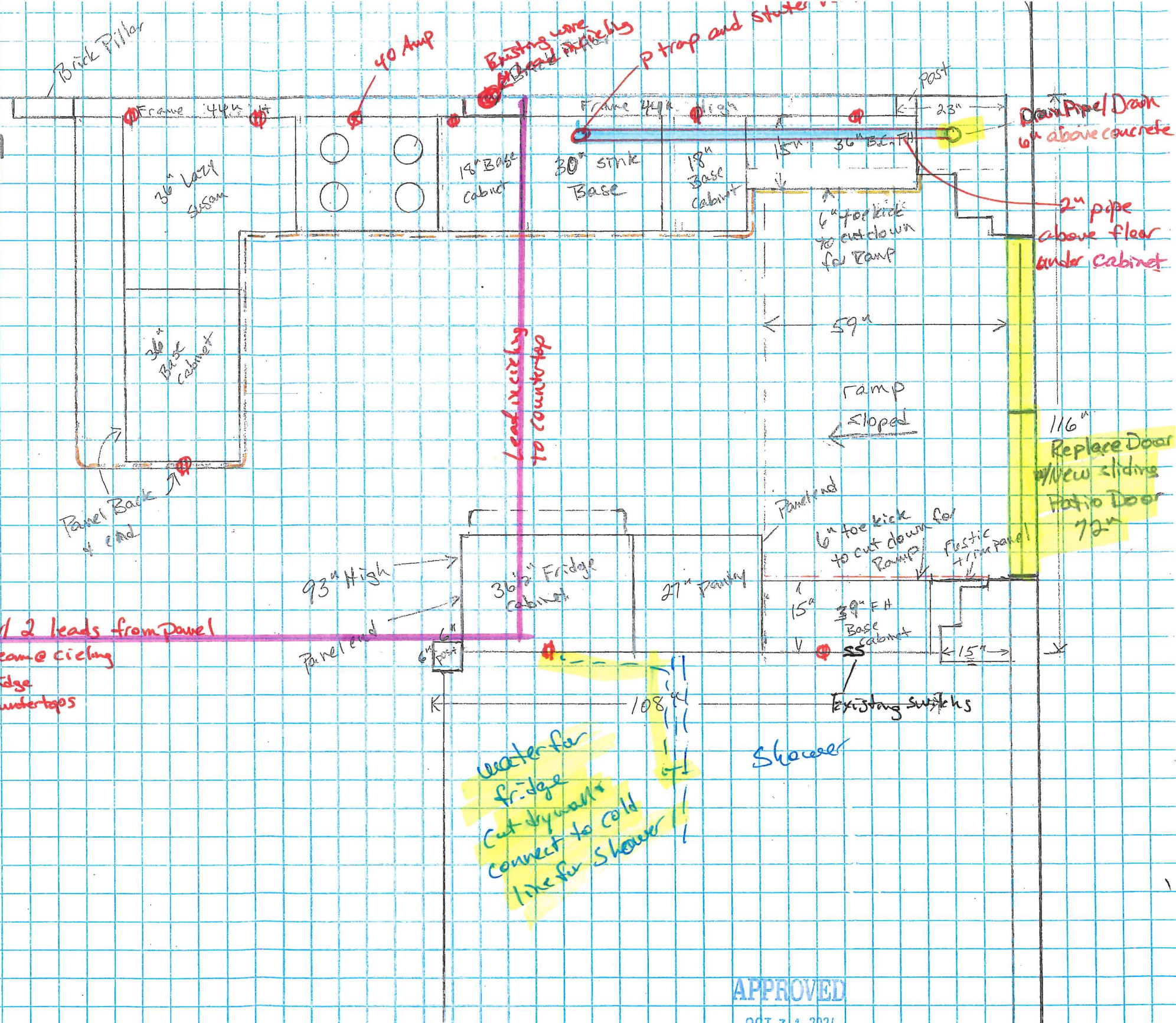
5pc Drawers

Shaker Style Door

1/8 RO edge
 square inside edge
 flat panel

conduit w/ 2 leads from panel
 along Beam @ ceiling
 (1) for Fridge
 (1) for Countertops

Panel Area



APPROVED

OCT 31 2024

dl



LEO S. LUTZ
Mayor

EVAN M. GABEL
Solicitor

HEATHER ZINK
Borough Council President

STEVEN KAUFHOLD
Borough Manager

Amos Lapp, All Renovation + Design LLC
88 S Renryn Rd
Columbia, PA 17512

Monday, December 23, 2024

Re: Applicant Notice for Zoning Hearing Regarding a Variance for 25 N 11th St

Dear Applicant,

The purpose of this letter is to notify you that your zoning request will be held as noted at the Zoning Hearing Board meeting on January 29, 2025, at 7PM regarding your application for:

ZH 2-2025 Regarding 25 N 11th St; Property Owner, CHABOYA FREDERICK V, 1110 Walnut St, Columbia, PA 17512; Applicant is requesting a Variance for zoning relief from Borough of Columbia Ordinance 220-Attachment 1 – “Table of Permitted Uses by District – Primarily Residential Districts” and 220-Attachment 3 – “Table of Dimensional Requirements” pursuant to Borough of Columbia Ordinance 220-11D(3) – “Variance”. The proposed used for the property is a single-family dwelling. Tax Parcel – 1108308500000. Zone: LDR – Low Density Residential.

Public Notice is required and consists of notifying neighbors by mail, posting the property and by placing a legal ad in the Lancaster Newspaper once a week for two successive weeks no earlier than 30 days prior to meeting and no later than 7 days prior to the meeting.

The application files are available for public inspection during business hours at the address below:

Columbia Borough Hall
308 Locust Street
Columbia, PA

Your attendance is required to present and to answer any questions by the Borough. As this is a legal proceeding, you may choose to have an attorney present or to represent you. If you have any questions, please contact me at (717) 684-2467 x7315 or atinsley@columbiapa.net.

Thank you for your attention to this matter.

Sincerely,

Alexander Tinsley
Zoning/Code Compliance Officer



DATE OF APPLICATION: Monday, December 23, 2024

ADDRESS: 25 N 11th St

NOTICE

A proposed change concerning this PROPERTY
will be considered at the next meeting of the

Zoning Hearing Board

This meeting is held at the Borough Office, 308 Locust St and is open to the public.

Any interested person may be present.

MEETING DATE: Wednesday, January 29, 2025 At 7:00 PM

LNP Media Group, Inc.
PO Box 830075
Philadelphia, PA 19182-0075

01/07/2025

Phone: (717)291-8753

Account: **255722**
 Client Type: **LT**

Name: **COLUMBIA BOROUGH**
 Address: **308 LOCUST ST**
COLUMBIA, PA, 17512

Telephone: **(717)684-2467**
 Description

Date: **01/07/2025**
 Ad Date: **01/13/2025**
 Class: **107**
 Ad ID: **5114350**
 Ad Taker: **vboostwic**
 Words: **96**
 Lines: **28**
 Agate Lines: **50**
 Depth: **3.60in**
 Inserts: **2**
 Blind Box:

292.76

Paid Amount: **-0.00**

Amount Due: **292.76**

Publication	Start	Stop	Inserts	Cost
LNP Daily	01/13/2025	01/20/2025	2	292.76

Ad Note:

The Columbia Borough Zoning Hearing Board shall meet on Wednesday, January 29, 2025 at 7:00 pm to consider the following applications:
 ZH 2-2025 Regarding 25 N 11th St; Property Owner, CHABOYA FREDERICK V, 1110 Walnut St, Columbia, PA 17512; Applicant is requesting a Variance for zoning relief from Borough of Columbia Ordinance 220-Attachment 1 "Table of Permitted Uses by District Primarily Residential Districts" and 220-Attachment 3 "Table of Dimensional Requirements" pursuant to Borough of Columbia Ordinance 220-11D(3) "Variance". The proposed use for the property is a single-family dwelling. Tax Parcel 1108308500000. Zone: LDR Low Density Residential.

Confidentiality Notice: This fax is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, proprietary, confidential or otherwise protected from disclosure. If you are not the intended recipient, you may not use, copy or disclose the message of any information contained in the message. If you have received this communication in error, please notify the sender by telephone and return the fax by mail.

Opt-Out Notice: As required the Telephone Consumer Protection Act of 1991, if you do not wish to receive future unsolicited fax advertisements from LNP Media Group, Inc., send your opt-out request to us by email at class@lnpnews.com, by fax at (717)399-6523, or by telephone at (717)291-8711. In order for your request to be effective, you must provide the fax number(s) at which you no longer wish to receive fax advertisements from us. As required by law we will comply within the shortest reasonable time established by the FCC.

We Appreciate Your Business!
Thank You COLUMBIA BOROUGH!



LEO S. LUTZ Mayor
HEATHER ZINK Borough Council President
EVAN M. GABEL Solicitor
STEVEN KAUFHOLD Borough Manager

1104 Walnut Street
Parcel ID # 1107746100000
Swartz, Jeffrey A & Donna B
1104 Walnut Street
Columbia, PA 17512

Monday, December 23, 2024

Re: Public Hearing Notice for Zoning Hearing Regarding a Variance for 25 N 11th St

Dear Homeowner,

This purpose of this letter is to inform you of an upcoming public hearing on January 29, 2025, at 7PM regarding a Zoning Hearing application for:

ZH 2-2025 Regarding 25 N 11th St; Property Owner, CHABOYA FREDERICK V, 1110 Walnut St, Columbia, PA 17512; Applicant is requesting a Variance for zoning relief from Borough of Columbia Ordinance 220-Attachment 1 – “Table of Permitted Uses by District – Primarily Residential Districts” and 220-Attachment 3 – “Table of Dimensional Requirements” pursuant to Borough of Columbia Ordinance 220-11D(3) – “Variance”. The proposed used for the property is a single-family dwelling. Tax Parcel – 1108308500000. Zone: LDR – Low Density Residential.

As an adjoining property owner, your input is valuable, and we encourage you to attend the hearing. This is an opportunity for you to express any concerns or opinions related to the rezoning proposal. All interested persons are invited to attend and will have the opportunity to speak.

The application files are available for public inspection during business hours at the address below:

Columbia Borough Hall
308 Locust Street
Columbia, PA

If you have any questions or need further information, please feel free to contact the Borough office at 717-684-2467.

Thank you for your attention to this matter, and we hope to see you at the public hearing.

Sincerely,

Alexander Tinsley
Zoning/Code Compliance Officer





LEO S. LUTZ Mayor
HEATHER ZINK Borough Council President
EVAN M. GABEL Solicitor
STEVEN KAUFHOLD Borough Manager

1110 Walnut Street
Parcel ID # 1108177100000
Chaboya, Frederick & Erin
1110 Walnut Street
Columbia, PA 17512

Monday, December 23, 2024

Re: Public Hearing Notice for Zoning Hearing Regarding a Variance for 25 N 11th St

Dear Homeowner,

This purpose of this letter is to inform you of an upcoming public hearing on January 29, 2025, at 7PM regarding a Zoning Hearing application for:

ZH 2-2025 Regarding 25 N 11th St; Property Owner, CHABOYA FREDERICK V, 1110 Walnut St, Columbia, PA 17512; Applicant is requesting a Variance for zoning relief from Borough of Columbia Ordinance 220-Attachment 1 – “Table of Permitted Uses by District – Primarily Residential Districts” and 220-Attachment 3 – “Table of Dimensional Requirements” pursuant to Borough of Columbia Ordinance 220-11D(3) – “Variance”. The proposed used for the property is a single-family dwelling. Tax Parcel – 1108308500000. Zone: LDR – Low Density Residential.

As an adjoining property owner, your input is valuable, and we encourage you to attend the hearing. This is an opportunity for you to express any concerns or opinions related to the rezoning proposal. All interested persons are invited to attend and will have the opportunity to speak.

The application files are available for public inspection during business hours at the address below:

Columbia Borough Hall
308 Locust Street
Columbia, PA

If you have any questions or need further information, please feel free to contact the Borough office at 717-684-2467.

Thank you for your attention to this matter, and we hope to see you at the public hearing.

Sincerely,

Alexander Tinsley
Zoning/Code Compliance Officer





LEO S. LUTZ
Mayor

EVAN M. GABEL
Solicitor

HEATHER ZINK
Borough Council President

STEVEN KAUFHOLD
Borough Manager

Fred Chaboya
25 N 11th St
Columbia, PA 17512

Re: Zoning Decision for Change of Use Request
25 N 11th St, Columbia, PA 17512
Permit # -

Dear

We are writing to inform you that your recent application for a zoning permit to change the use of the property located at 25 N 11th St from commercial to residential has been reviewed. After careful consideration and examination of the zoning requirements, your application has been **denied** based on the following:

According to the Borough of Columbia "Table of Permitted Uses – Primarily Residential" within the Ordinances of the Borough of Columbia 220 – Attachment 1, change of use from residential to commercial is not permitted for the property located within the **Low Density Residential District** where the subject property is situated. As this zoning designation does not accommodate the proposed change from commercial to residential use, the application does not conform to the allowable uses for this district.

You have the right to appeal this decision if you believe there are grounds for reconsideration. Appeals must be submitted in writing to the Zoning Hearing Board within 30 days from the date of this letter. Should you wish to discuss this matter further, you may also contact our office for additional guidance.





LEO S. LUTZ

Mayor

EVAN M. GABEL

Solicitor

HEATHER ZINK

Borough Council President

STEVEN KAUFHOLD

Borough Manager

We appreciate your understanding and adherence to the zoning regulations that help maintain the integrity and planning objectives of our community. If you have questions regarding this decision, please do not hesitate to reach out to us at the Borough of Columbia office.

Sincerely,

Alexander Tinsley
Zoning/Code Compliance Officer
Borough of Columbia
(717) 684-2467
atinsley@columbiapa.net





LEO S. LUTZ
Mayor

EVAN M. GABEL
Solicitor

HEATHER ZINK
Borough Council President

STEVEN KAUFHOLD
Borough Manager

Frederick & Erin Chaboya
25 N 11th St
Columbia, PA 17512

11/7/2024

Re: Zoning Permit Denial – Application for the Change of Use of 25 N 11th St

Dear Mr. & Mrs. Chaboya,

After reviewing your application, submitted on 10/25/24, for a zoning permit to change the use of the property located at 25 N 11th Street from commercial to residential, we regret to inform you that this request is denied.

The proposed residential conversion is not permitted within the Low Density Residential district where your property is located. According to the *Borough of Columbia's Zoning Ordinance 220-Attachment 1 Table of Permitted Uses by District-Residential* only certain uses are permitted within this district, and a conversion of *an existing nonresidential principal building or use into one or more dwelling units* is not among those allowed. Thus, approval of this application would violate the permitted uses outlined in the ordinance referenced.

However, if you wish to pursue this change further, you have the option to submit a request to the Zoning Hearing Board. The Zoning Hearing Board has the authority to grant variances under specific conditions, and they may consider requests that fall outside of the ordinance to provide a form of zoning relief.

To proceed with this option, please fill out a Zoning Hearing Board application. The next Zoning Hearing Board meeting is on 01/29/2025 and all submittals must be submitted by 12/23/2024.

Thank you for your attention to this matter. If you have any questions, please contact me at (717) 684-2467 x7315 or at atinsley@columbiapa.net.

Sincerely,

A handwritten signature in black ink, appearing to read "ATinsley", with a long horizontal line extending to the right.

Alexander Tinsley
Zoning/Code Compliance Officer

