

Township of Derry
600 Clearwater Road
Hershey, PA 17033
P. 717.533.2057
F. 717.533.7174
www.derrytownship.org



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NOTICE OF HEARING

The Derry Township Zoning Hearing Board will hold a public hearing on Wednesday, May 15, 2024, at 6:00 PM in the Meeting Room of the Derry Township Municipal Complex, Administration Building, located at 600 Clearwater Rd., Hershey, PA. Beginning at the scheduled hour, the Board will consider the following petitions:

Petition 2024-07 as filed by Carlos Paniagua, regarding property owned by Carlos and Soveyda Paniagua, located at 103 Cocoa Ave., Hershey, PA, 17033, in the Hershey Mixed Use and Downtown Core O9.3 Overlay zoning districts. The property is improved with a single-family detached dwelling. Petitioner seeks special exception approval to use the dwelling as a Bed and Breakfast Home. Relief is also sought from, but not necessarily limited to, the front setback for a principal structure and compliance with all applicable lot criteria to establish a Bed and Breakfast Home. The property is identified on the Dauphin County tax maps as 24-016-002.

Petition 2024-08 as filed by Philip Guarno, 740 Stauffers Church Rd., Palmyra, PA, 17078, regarding property owned by M. Rae, LLC, 102 W. Chocolate Ave., Hershey, PA, 17033, located at 108 W. Chocolate Ave., Hershey, PA, 17033, in the Hershey Mixed Use and Downtown Core O9.2 Overlay zoning districts. The property is improved with the Philip Arthur's restaurant. Petitioner seeks to add a walk-in freezer to the property. Relief is sought from, but not necessarily limited to, the side setback for an accessory structure. The property is identified on the Dauphin County tax maps as 24-015-026.

Petition 2024-09 as filed by Mountain Climb Partners, LLC, P.O. Box 215, Hershey, PA, 17033, regarding their property located at 441 E. Chocolate Ave., Hershey, PA, 17033, in the Hershey Mixed Use, Downtown Core O9.3 Overlay, and Downtown Commercial Sign Overlay zoning districts. The property is improved with a healthcare practitioners office and an existing nonconforming sign. Petitioner desires to alter the existing nonconforming sign. Relief is sought from, but not necessarily limited to, alteration of a nonconforming sign. The property is identified on the Dauphin County tax maps as 24-020-032.

Petition 2024-10 as filed by Hershey Square 2014, LP, c/o Heidenberg Properties Group, 234 Closter Dock Rd., Closter, NJ, 07624, regarding property owned by U & Me Hershey, LLC, 400 Post Ave., Suite 303, Westbury, NY, 11590, located at the southeast corner of the intersection of Mae St. and Hersheypark Dr., Hummelstown, PA, in the General Commercial zoning district, the Hersheypark Drive/Route 39 Overlay district (O3), and the Environmental Overlays district. The eastern portion of the property is currently improved with a shopping center and several detached commercial buildings. Petitioner seeks a time extension of one year for relief previously granted under Petition 2021-02 regarding impervious coverage on the subject property and Petition 2022-07 regarding the requirements of the Hersheypark Drive/Route 39 Overlay district (O3) relating to the 40-foot required

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landscape buffer, the construction of a white fence to match existing established fencing in the Overlay, and the planting of additional trees as previously extended by Petition 2023-03. The property is identified on the Dauphin County tax maps as 24-029-042, 24-029-043, and 24-029-046.

Petition 2024-11 as filed by Robert Yurick, regarding property owned by Robert D. Yurick and Stephanie L. Harris, located at 535 Beech Ave., Hershey, PA, 17033, in the Hershey Mixed Use zoning district. The property is improved with a single-family detached dwelling, a shed, and a concrete parking pad. Petitioner desires to remove the existing parking pad and build an addition onto the dwelling. Relief is sought from, but not necessarily limited to, off-street parking requirements. The property is identified on the Dauphin County tax maps as 24-036-089.

Petition 2024-12 as filed by Charles L. Duncan, regarding property owned by Charles L. Duncan, III and Meredith M. Biggica, located at 348 Cedar Ave., Hershey, PA, 17033, in the Hershey Mixed Use zoning district. The property is improved with a single-family detached dwelling. Petitioner desires to add a patio and pool to the property. Relief is sought from, but not necessarily limited to, maximum impervious coverage. The property is identified on the Dauphin County tax maps as 24-037-047.

Petition 2024-13 as filed by Frank Nardo, regarding property owned by Frank A. and Jodie Nardo, located at 207 Cedar Ave., Hershey, PA, 17033, in the Hershey Mixed Use zoning district. The property is improved with a single-family detached dwelling. Petitioner desires to construct an addition to the attached garage on top of an existing foundation. Relief is sought from, but not necessarily limited to, the expansion of a nonconforming structure. The property is identified on the Dauphin County tax maps as 24-037-031.

All interested parties are invited to attend.