

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Carlisle Borough Zoning Hearing Board will meet on **Thursday, April 3, 2025, at 6:30 p.m.** at the municipal building, 53 W. South St., Carlisle, PA, at which time testimony will be taken, hearing held on the following application, and to consider such other business as may come before it:

No. 25-02 – Kristiana Amberger is requesting a Special Exception pursuant to Zoning Ordinance Article XXIV §255-197 to change a nonconforming use to another nonconforming use and a Variance pursuant to Article XXVIII §255-250 to replace an existing nonconforming sign with another nonconforming sign. The current nonconforming use is a laundromat, and the proposed nonconforming use is a professional office or studio (floral studio) and accessory exposition center (seasonal event space). The proposed activities are located at 285 South Pitt Street. *The subject lot is zoned R-4, Town Center Residential District and the Historic Preservation District (Overlay).*

Any interested person may attend the hearings, and persons affected by an application may be heard. Persons wanting to review the applications and attachments may do so by scheduling an appointment between 7:30 am - 4:30 pm (M-F). Photocopies can be made upon payment of the required fee. Please call Misty Adkins, 717-240-6930 prior to the meeting if you require special accommodations in order to attend the public hearing.

CASE # 25-02

APRIL 3, 2025
~~MARCH 6, 2025~~ (M)

Borough of Carlisle

Zoning Hearing Board

NOTICE OF APPEAL

(I) (We) Kristiana Amberger of 243 S. Hanover St. Carlisle
(Applicant's Name) (Address)
(914) 536-5385 wildindigopa@gmail.com PA 17013
(Home Phone #) (Cell Phone #) (E-Mail Address) request that a public hearing be held and a

Decision be issued by the Zoning Hearing Board on the following matter:

FEB 04 2025

☐ An appeal of a determination of the Zoning Officer issued on _____.☒ A special exception
☒ A variance relating to: ☐ Area ☐ Frontage ☐ Yard ☐ Height ☒ Use Sign 3/17/25 KA

Which pertains to the Carlisle Borough Zoning Ordinance:

Article 255-234 Section 2 Paragraph 4

Article _____ Section _____ Paragraph _____

Article _____ Section _____ Paragraph _____

The description of the property involved in this appeal is as follows:

Location of Property: 285 S. Pitt StreetZoning District: R4 (non conforming use)Present Use: laundromatProposed Use: floral studio / seasonal event spaceOwner of Property: Kristiana Amberger + Sinjin MartinRelationship of applicant to property: ☐ Owner of record ☐ Party to a sales agreement ☐ Party to a sales agreement ☐ Party to a lease agreement

Attached the following additional information:

☒ Statement of why the Zoning Hearing Board should approve the request.☒ Sketch plan, drawings photographs, etc.

I attest that the information provided, including the list of property owners within 200' of the subject property, for this request is complete and accurate.

Signature of Petitioner

Signature of Petitioner

Do not write in this section. For Official Borough use only!

Date of Hearing: _____

Appeal Number _____

Fee paid: _____

Cost of Transcript _____

\$300 - Residential Zoning

\$500 - Commercial Zoning

\$900 - All Industrial Uses

PAID FEB 04 2025
141045 SRT

written testimony or letters from individuals not in attendance at the meeting. Finally, the Municipalities Planning Code establishes that the Zoning Hearing Board "shall not communicate, directly or indirectly, with any party or his representatives in connection with any issue involved except upon notice and opportunity for all parties to participate, shall not take notice of any communication, reports, staff memoranda, or other materials, except advice from their solicitor, unless parties are afforded an opportunity to contest the material so noticed, and shall not inspect the site or its surroundings after the commencement of hearings with any party or his representative unless all parties are given opportunity to be present. "

Given the quasi-judicial nature of the Zoning Hearing Board, it may be of benefit to contact an attorney before filing an application to the Board. At the minimum, a meeting should be scheduled with the Borough Zoning Officer to discuss a potential application .

ADDITIONAL SOURCES OF INFORMATION

Building Division
Borough of Carlisle
53 W. South Street
Carlisle PA 17013
(717) 249-4422

Cumberland County Planning Commission
Cumberland County Courthouse
One Courthouse Square
Carlisle PA 17013
(717) 240-6377

Bureau of Community Planning
Department of Community Affairs
551 Forum Building
Harrisburg PA 17120
(717) 787-7400

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Borough of Carlisle

Zoning Hearing Board

NOTICE OF APPEAL

Applicant's Name: Elizabeth Hernandez Case # _____

Property Location: 285 South Pitt Street

Please use the following space to provide all known owners of record of property within two hundred (200) feet radius of the lot lines of the property that is subject to this appeal. (Please provide the mailing address if it is different from the property address.)

[illegible]

One-Line

Distance	Tax ID	Address	City	Postal Code	Owner Address	Owner City/State	Owner Name	Municipality	Property Class	Lot Acres	Beds	Baths	Bldg Tot SqFt	Recorded Date	Sale Amt
0.0 mi	40-29-2482-171	109 Walnut St	Carlisle	17013	Po Box 46 111 Walnut Street	Boiling Springs PA	St John Evangelical LuthSouth Middleton	South Middleton	Residential	0.0600				970/05/02/1997	53,350
0.0 mi	40-29-2482-173	105 Walnut St	Carlisle	17013	Po Box 344	BOILING SPRINGS PA	Timothy B Shugart & South Middleton	South Middleton	Residential	0.0700				1,116/12/15/2009	65,000
0.0 mi	40-29-2482-172	107 Walnut St	Carlisle	17013	Po Box 344	BOILING SPRINGS PA	Lee Ann Murray	South Middleton	Residential	0.0700				1,152/09/29/1989	53,500
0.0 mi	40-29-2482-174	103 Walnut St	Carlisle	17013	1359 Georgetown Cir	BOILING SPRINGS PA	Barbara A Bistline	South Middleton	Residential	0.3000				1,552/05/11/2017	246,900
0.0 mi	40-29-2482-148	104 Walnut St	Carlisle	17013	Po Box 213	BOILING SPRINGS PA	Douglas L and Sandra South Middleton	South Middleton	Residential	0.1100				2,014/02/10/1992	77,000
0.0 mi	04-21-0320-424	263 S Pitt St	Carlisle	17013	49 Mount Zion Rd	Carlisle PA	George C and Judy L Carlisle Boro	Carlisle Boro	Residential	0.1200				1,767/10/15/2014	126,000
0.0 mi	04-21-0320-433	43 Walnut St	Carlisle	17013	239 Graham St	Carlisle PA	Justin G Hovetter & H Carlisle Boro	Carlisle Boro	Residential	0.0300				1,228/02/21/2013	135,400
0.0 mi	04-21-0320-598	322 S Pitt St	Carlisle	17013	322 S Pitt St	Carlisle PA	Matthew G Hicks	Carlisle Boro	Residential	0.0600				1,440/08/18/2016	139,900
0.0 mi	04-21-0320-607	317 S Pitt St	Carlisle	17013	317 S Pitt St	Carlisle PA	Bonnie Bissett	Carlisle Boro	Residential	0.0900				1,608/12/23/2015	150,000
0.0 mi	04-21-0320-606	315 S Pitt St	Carlisle	17013	315 S Pitt St	Carlisle PA	Gregory G Theodore	Carlisle Boro	Residential	0.0800				2,124/06/26/2013	198,500
0.0 mi	04-21-0320-604	302 S Pitt St	Carlisle	17013	302 S Pitt St	Carlisle PA	Benjamin S Sheesley	Carlisle Boro	Residential	0.0900				1,868/09/29/2015	1
0.0 mi	04-21-0320-602	308 S Pitt St	Carlisle	17013	239 Graham Street	Carlisle Pa	C&J Hometown ProperCarlisle Boro	Carlisle Boro	Residential	0.0500				920/11/15/2017	95,000
0.0 mi	04-21-0320-639	64 Walnut St	Carlisle	17013	64 Walnut St	Carlisle PA	Arthur S Vandenberg	Carlisle Boro	Residential	0.1000				1,576/06/02/2000	79,900
0.0 mi	04-21-0320-636	48 Walnut St	Carlisle	17013	48 Walnut Street	Carlisle Pa	Billie Jean Smith	Carlisle Boro	Residential	0.0600				1,406/07/09/2019	101,500
0.0 mi	04-21-0320-634	44 Walnut St	Carlisle	17013	44 Walnut St	Carlisle PA	Mark A Conklin	Carlisle Boro	Residential	0.0700				1,298/11/25/2014	98,000
0.1 mi	04-21-0320-476	250 S Pitt St	Carlisle	17013	250 S Pitt St	Carlisle PA	Stephen Hughes	Carlisle Boro	Residential	0.0900				2,406/10/16/1996	120,000
0.0 mi	04-21-0320-425	269 S Pitt St	Carlisle	17013	269 S Pitt St	Carlisle PA	John R Shafer	Carlisle Boro	Residential	0.1200				1,772/06/22/1990	1
0.0 mi	04-21-0320-422	257 S Pitt St	Carlisle	17013	230 N West St	Doylstown PA	A&W Homes Llc	Carlisle Boro	Residential	0.0600				1,038/04/04/2022	160,000
0.0 mi	04-21-0320-420	251 S Pitt St	Carlisle	17013	251 S Pitt St	Carlisle PA	Medha D and Salim M Carlisle Boro	Carlisle Boro	Residential	0.1200				2,790/07/10/2015	265,000
0.1 mi	04-21-0320-416	243 S Pitt Street	Carlisle	17013	243 South Pitt Street	Carlisle Pa	Ryan Burke & Woods E Carlisle Boro	Carlisle Boro	Residential	0.1200				1,916/01/21/2020	227,500
0.0 mi	04-21-0320-436	35 Walnut St	Carlisle	17013	675 Kennedy Valley Rd	Landisburg PA	Ronald and Meryl L GrCarlisle Boro	Carlisle Boro	Residential	0.2400				1,564/09/18/2018	85,000
0.0 mi	04-21-0320-430	49 Walnut St	Carlisle	17013	355 Graham St	Carlisle PA	Elizabeth A and Scott Carlisle Boro	Carlisle Boro	Residential	0.3800				1,604/01/02/2018	195,000
0.0 mi	04-21-0320-427	275 S Pitt St	Carlisle	17013	977 Walnut Bottom Road	CARLISLE PA	Offer Pa Llc	Carlisle Boro	Residential	0.0300				1,512/11/29/2023	150,000
0.1 mi	04-21-0320-608	321 S Pitt St	Carlisle	17013	321 S Pitt St	Carlisle PA	Charles E and Marrie Carlisle Boro	Carlisle Boro	Residential	0.0500				1,519/05/02/1991	74,500
0.1 mi	04-21-0320-477	248 S Pitt St	Carlisle	17013	248 S Pitt St	Carlisle PA	Toru and Yoshiko Sato Carlisle Boro	Carlisle Boro	Residential	0.0500				1,616/10/31/2007	155,500
0.1 mi	04-21-0320-475	256 S Pitt St	Carlisle	17013	256 S Pitt St	Carlisle PA	Benjamin R Edwards & Carlisle Boro	Carlisle Boro	Residential	0.0900				2,727/06/28/2002	122,000
0.0 mi	04-21-0320-472	266 S Pitt St	Carlisle	17013	266 S Pitt St	Carlisle PA	John C Keck	Carlisle Boro	Residential	0.0600				1,640/08/05/1977	1
0.0 mi	04-21-0320-470	270 S Pitt St	Carlisle	17013	270 South Pitt Street	Carlisle Pa	Jennifer M Oles	Carlisle Boro	Residential	0.0800				1,924/08/14/2020	190,100
0.0 mi	04-21-0320-469	272 S Pitt St	Carlisle	17013	272 S Pitt St	Carlisle PA	Laura M Rumley	Carlisle Boro	Residential	0.0900				2,565/10/02/2023	1
0.0 mi	04-21-0320-637	50 Walnut St	Carlisle	17013	50 Walnut St	Carlisle PA	Devonna Kae Jonsson Carlisle Boro	Carlisle Boro	Residential	0.0600				1,298/10/18/2000	80,000
0.0 mi	04-21-0320-635	46 Walnut St	Carlisle	17013	46 Walnut St	Carlisle PA	Anthony J and Tammy Carlisle Boro	Carlisle Boro	Residential	0.0700				1,438/07/06/2005	130,000
0.1 mi	04-21-0320-633	38 Walnut St	Carlisle	17013	47 Greening Life Ln	Shermans Dale PA	Kimberly W HutchesonCarlisle Boro	Carlisle Boro	Residential	0.3900				1,710/08/27/2013	0
0.0 mi	04-21-0320-474	260 S Pitt St	Carlisle	17013	260 S Pitt St	Carlisle PA	Dustin E Heberlig	Carlisle Boro	Residential	0.0700				2,132/07/10/2015	115,350
0.0 mi	04-21-0320-473	262 S Pitt St	Carlisle	17013	40 Summerfield Dr	Carlisle PA	Robert A and Karen RCarlisle Boro	Carlisle Boro	Residential	0.0900				2,363/09/15/2015	0
0.0 mi	04-21-0320-471	268 S Pitt St	Carlisle	17013	268 S Pitt St	Carlisle PA	Ingram R Lindsay & NCarlisle Boro	Carlisle Boro	Residential	0.0400				1,496/11/23/1994	86,500
0.0 mi	04-21-0320-468	280 S Pitt St	Carlisle	17013	166 W Pomfret St	Carlisle PA	OPAL SKY LLC	Carlisle Boro	Residential	0.1000				2,652/09/15/2014	142,000
0.1 mi	04-21-0320-478	246 S Pitt St	Carlisle	17013	246 S Pitt St	Carlisle PA	Lloyd Jii and Linda L SCarlisle Boro	Carlisle Boro	Residential	0.0400				1,322/04/30/1998	91,000
0.0 mi	04-21-0320-426	273 S Pitt St	Carlisle	17013					Residential	0.0900				1,260	
0.0 mi	04-21-0320-423	259 S Pitt St	Carlisle	17013	259 S Pitt St	Carlisle PA	Karla Gene Browne	Carlisle Boro	Residential	0.1200				1,728/02/19/2013	208,000
0.0 mi	04-21-0320-421	255 S Pitt St	Carlisle	17013	230 N West St	Doylstown PA	A&W Homes Llc	Carlisle Boro	Residential	0.0600				1,038/04/21/2022	145,000
0.0 mi	04-21-0320-419	249 S Pitt St	Carlisle	17013	249 S Pitt St	Carlisle PA	Donna L Williams & Ju Carlisle Boro	Carlisle Boro	Residential	0.0600				1,053/07/08/2016	112,000
0.0 mi	04-21-0320-418	247 S Pitt St	Carlisle	17013	247 S Pitt St	Carlisle PA	James M Hoefler	Carlisle Boro	Residential	0.0600				1,053/11/04/2010	108,500
0.1 mi	04-21-0320-437	29 Walnut St	Carlisle	17013	29 Walnut St	Carlisle PA	Thomas K Shomper	Carlisle Boro	Residential	0.0200				1,365/06/18/2003	79,900
0.0 mi	04-21-0320-435	39 Walnut St	Carlisle	17013	39 Walnut St	Carlisle PA	Kurt and Anya WendelCarlisle Boro	Carlisle Boro	Residential	0.0700				1,312/06/09/2023	165,000
0.0 mi	04-21-0320-431	47 Walnut St	Carlisle	17013	47 Walnut St	Carlisle PA	Kevin E Hutchison & DCarlisle Boro	Carlisle Boro	Residential	0.0300				1,472/12/19/1995	79,000
0.0 mi	04-21-0320-599	316 S Pitt St	Carlisle	17013	316 S Pitt St	Carlisle PA	Charles V and Mary C Carlisle Boro	Carlisle Boro	Residential	0.0900				2,172/11/06/2012	164,900
0.0 mi	04-21-0320-605	311 S Pitt St	Carlisle	17013	311 South Pitt Street	Carlisle Pa	Pamela M Still	Carlisle Boro	Residential	0.0900				1,616/04/25/2018	165,000
0.0 mi	04-21-0320-603	304 S Pitt St	Carlisle	17013	304 South Pitt Street	Carlisle Pa	Jason Arnold	Carlisle Boro	Residential	0.0900				1,834/06/28/2019	165,000
0.0 mi	04-21-0320-601	310 S Pitt St	Carlisle	17013	310 South Pitt Street	Carlisle Pa	Storm R Kennedy	Carlisle Boro	Residential	0.0500				988/05/17/2021	115,000
0.0 mi	04-21-0320-600	312 S Pitt St	Carlisle	17013	312 S Pitt St	Carlisle PA	Charles J Hoppes	Carlisle Boro	Residential	0.0900				1,584/09/14/2015	160,000
0.0 mi	04-21-0320-640	70 Walnut St	Carlisle	17013	70 Walnut Street	Carlisle Pa	Anne W Selden	Carlisle Boro	Residential	0.1700				1,840/06/01/2018	184,900
0.0 mi	04-21-0320-638	56 Walnut St	Carlisle	17013	56 Walnut St	Carlisle PA	George T Edwards	Carlisle Boro	Residential	0.2500				2,304/11/15/1999	1
0.0 mi	04-21-0320-428	285 S Pitt St	Carlisle	17013	243 S Hanover St	Carlisle PA	East Pomfret PropertieCarlisle Boro	Carlisle Boro	Commercial	0.2000				08/25/2023	250,000



Zoning Hearing Board,

The building at 285 South Pitt Street has served as a laundromat for decades. Before the laundromat occupied the space it served as a corner grocery store. It served as a laundromat prior to zoning changes and since then has remained a non-conforming use in the now R4 zoning district.

My husband and I, Sinjin Martin, purchased the property in August of 2023. We were excited to own such a unique space in the historic district of Carlisle. Unfortunately, we were not aware of just how outdated the equipment was and just how much attention the laundromat portion of it needed. We have received numerous estimates in regards to restoring the equipment and they average out at about \$300,000. Additionally the business itself cost us roughly \$8,000 last year. Lastly, the laundromat is self service which lends itself to transient traffic at times. All of the above has caused us to look at other potential uses for the property.

Wild Indigo is a wedding floristry business that currently operates on South Bedford Street. Wild Indigo does about 50 weddings per year and does not have a retail portion of its business. It has one full time employee and 3 part time, seasonal staff. We believe that converting the laundromat space in a floral studio will allow a female owned, Carlisle small business to grow in addition to benefiting the community.

When referencing 255-234 section E- change in use- it says that one non conforming use can change to another non conforming use if certain criteria is met.

- A. This property was a corner grocery that eventually turned into a laundromat. Over the past 50 years the laundromat has expanded. Multiple additions have been made to the property over the years to facilitate the growth of the laundromat. The construction methods used for this had commercial use in mind therefore converting to more of a residential use is not feasible.

- B. 1. In changing the current use (laundromat) to a floral studio the amount of vehicle traffic to the building will be reduced greatly. We have also realized that with having open doors it lends itself to foot traffic that isn't local to the neighborhood as well - often bringing in people whose intention isn't to use the facility for its intended purpose.
2. By eliminating the laundromat we will get rid of dryers that exhaust dust, heat, noise, and odors. The floral studio will have limited impact versus the current use.
3. Trash is already contained by receptacles that are stored on a private alley on the North side of the building. There is also a commercial contract in place for the building that will remain in place.
4. The building is existing and will remain as such.
5. The hours of operation would be reduced greatly with this change. Currently the laundromat is open 7 days a week, 14 hours a day to the public. Wild Indigo generally works between the hours of 9AM and 5PM depending on the schedule of the business booked.

We want to look at this space as a community hub. In addition to this being the Wild Indigo floral studio, which would not be open to the public, we hope to have seasonal pop ups (Valentine's Day, Mother's Day, Christmas, etc.). We want this to remain a space that continues to have the flexibility to provide different opportunities for our community.

Thank you so much for your consideration,

Sinjin Martin and Kristiana Amberger









Adkins, Misty

From: Kristiana Amberger <wildindigopa@gmail.com>
Sent: Monday, March 17, 2025 11:06 AM
To: Adkins, Misty
Subject: Re: 285 S Pitt St-Variance for Sign
Attachments: 285 S Pitt St ZHB App.pdf; Laundormat_Wild Indigo Signs.pdf

CAUTION: The following message originated from outside the organization. Please exercise caution before opening attachments, clicking links, or responding.

Hi Misty,

Please see updated application attached. I also included an additional document showing the addition/removal of the business signs. I plan to have a hard copy of these documents dropped off today as well. Let me know if you have any questions!

Thank you,
Kristiana

On Mon, Mar 17, 2025 at 9:53 AM Adkins, Misty <madkins@carlislepa.org> wrote:

Kristiana,

Per our conversation see attachment to update application for Variance for Sign. Please initial and date new entries.

Call with any questions.

Thank you,

Misty

Misty D. Adkins
Administrative Office Specialist

Sustainable Community & Economic Planning
Borough of Carlisle

Direct: (717) 240-6930
madkins@carlislepa.org



*Kristiana
Anberger*



(914) 536-5385



www.wildindigopa.com

wild indigo
FLORAL DESIGNS

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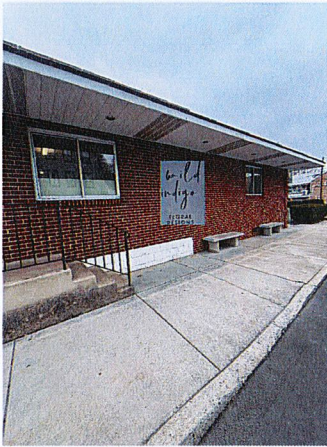
Add 2 Signs



- Sign A: A small rectangular “Wild Indigo Floral Designs” sign will be added above the front door of the building. The sign will have a white background with black font. See photo to left for sign design. Wild Indigo logo shown below for reference.

wild indigo
FLORAL DESIGNS

Sign A



- Sign B: A “Wild Indigo Floral Designs” sign will be added to the side of the building facing Walnut St. The sign will have a white background with black font (same design as sign A). This sign will be repurposed from our Bedford St location. See photo to the left for sign placement.

- No new signs will be backlit.

Sign B



Sign C



Sign D

Remove 2 Existing Signs

- Sign C: Remove “Maytag Highlander Center” sign on Walnut St side of building. Will not be replaced with new sign.
- Sign D: Remove “Maytag Homestyle Laundry” sign at back door facing the parking lot. Will not be replaced with new sign.
- Brick facade behind signs will be repaired to original state if any damage is left from sign removal.