



ZONING HEARING BOARD

Meeting Agenda

June 8, 2022

1. Call to Order at 7:00 PM
2. Approve minutes of the May 11, 2022 meeting
3. Case(s)

Case #220951 – Applicant Leroy S. King, on behalf of owners Jacob & Suzanne Stoltzfus, has submitted an application to be heard by the Penn Township Zoning Hearing Board, in which they request the following; Interpretation of, or variance from §27-302.1.B “front yard” location; variance from §27-302.1.F(1) to allow an accessory structure to be larger than the dwelling; a Special Exception per §27-302.20.E(1) to allow a horse for transportation on the parcel; a variance from §27-302.20.E(1) to allow up to 5 horses on the property, subject to maintaining pasture area at a ratio of 1 acre of pasture area for each horse; an Interpretation of §27-302.20.E(4) of whether the barn which will house the horses is located in the side or front yard, and if determined to be in the front yard a variance from the same section; & a variance from §27-302.20.E(5) to allow a pasture fence to be closer than 20 feet to the property line. The property that is the subject of this application is 1725 Boyer Run Road, Manheim, PA 17545, which is located in the Agricultural Zoning District, Tax ID#500-30280-0-0000.

Case #220952 – Applicant; Lancaster Portfolio I, LLC. Has submitted an application to be heard by the Penn Township Zoning Hearing Board, in which they request Special Exception approval per §27-504.1 for expansion of a non-conforming use to convert a car wash into self-storage units. They also request variances from the following sections of the zoning ordinance; §27-402.62.B related to the width of the parking/driving lanes adjacent to the storage units located in the barn & car wash; §27-402.62.E to eliminate the requirement for an on-site manager in connection with the existing & proposed storage units; §27-402.62.F to authorize the storage created by this proposed expansion to be located within 1,000 feet of the existing storage units & to authorize a total of 44,640 square feet of self-storage on the property; to the extent necessary variance from §27-402.62.G to authorize self-storage units with door openings facing properties located within the Village Zoning District. The property that is the subject of this application is 701 West Newport Road, which is located in the Village Zoning District, Tax ID#500-55437-0-0000.

Case #220953 – Applicants Lamar and Rosalyn Stoltzfus have submitted an application to be heard by the Penn Township Zoning Hearing Board, in which they request Special Exception approval per §27-202.3 & §27-402.40 of the Penn Township Zoning Ordinance, to establish a dog breeding kennel on their property. They also request a variance from §27-402.40.H screening requirement, if required. The property that is the subject of this application is 27 Fairview Road, Lititz, PA 17543, which is located in the Agricultural Zoning District, Tax ID#500-27170-0-0000.

4. Adjourn

UPCOMING MEETINGS

- Next Board of Supervisors Meeting: Monday, June 13, 2022
- Next Planning Commission Meeting: Tuesday, July 5, 2022
- Next Zoning Hearing Board: Wednesday, July 13, 2022

Respectfully,

Matthew Reeser, Penn Township Zoning Officer