

**UPPER LEACOCK TOWNSHIP**  
**ZONING HEARING BOARD MEETING AGENDA**  
**WEDNESDAY, MAY 3, 2023 – 7:30 P. M.**

Notice is hereby given that a meeting of the Upper Leacock Township Zoning Hearing Board will be held at 7:30 p.m. on Wednesday, May 3, 2023, in the Township's meeting room at the Upper Leacock Township Community Building, 161 Newport Road, Leola, Pennsylvania. All interested parties and/or their agents are invited to attend this meeting at which time a public hearing will be held on the following matters:

Case No. 2023-07. The application of Dale R. Groff and Lori C. Groff will be heard for: (i) a variance from the uses permitted in Section 210.B and Section 202.B of the Zoning Ordinance; (ii) a variance from the terms of Section 202.F of the Township Zoning Ordinance regarding minimum side yard setback; (iii) a variance from the terms of Section 202.F of the Township Zoning Ordinance regarding minimum rear yard setback; (iv) a variance from the terms of Section 202.F of the Township Zoning Ordinance regarding lot width; (v) a variance from the terms of Section 202.J of the Township Zoning Ordinance regarding setback from agricultural use and agricultural zone; (vi) a variance from the terms of Section 202.E.2 of the Township Zoning Ordinance regarding minimum rear yard setback; (vii) a variance from the terms of Section 202.F of the Township Zoning Ordinance regarding maximum lot coverage; (viii) a variance from the terms of Section 301.B.5 of the Township Zoning Ordinance regarding minimum access drive setback; (ix) a variance from the terms of Section 202.F of the Township Zoning Ordinance regarding minimum lot area; and (x) a variance from the terms of Section 202.F of the Township Zoning Ordinance regarding maximum lot density. The properties are located at 167 Spencer Avenue, 177 Spencer Avenue and 181 East Main Street, Leola, Pennsylvania, in the Mixed Use Zone.

Case No. 2023-08. The application of Wilson Horning will be heard for: (i) a variance from the terms of Section 703.C of the Township Zoning Ordinance regarding extension of dimensional nonconformities; and (ii) a variance from the terms of Section 212.F.2 of the Zoning Ordinance regarding minimum side yard setback. Applicant desires to replace/relocate an existing garage building which will not comply with applicable setback requirements. The property is located at 11 South Groffdale Road, Leola, Pennsylvania, in the General Commercial Zone.