

UPPER LEACOCK TOWNSHIP
ZONING HEARING BOARD MEETING AGENDA
WEDNESDAY, OCTOBER 4, 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, October 4, 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. 2023-19. The application of David Allgyer will be heard for a variance from the terms of Section 200.L of the Township Zoning Ordinance regarding minimum rear yard setback. The applicant desires to construct an addition to an existing single family dwelling. The property is located at 160 East Eby Road, Leola, Pennsylvania, in the Agricultural Zone.

Case No. 2023-20. The application of Matt Nolt and Katie Nolt will be heard for: (i) a special exception pursuant to Section 200.C.3 of the Zoning Ordinance regarding bed and breakfasts; and (ii) a variance from the terms of Section 412.B of the Township Zoning Ordinance regarding owner residence requirements and type of residential structure. The applicant desires to operate a bed and breakfast on property located at 114 Glenbrook Road, Leola, Pennsylvania, in the Agricultural Zone.

Case No. 2023-21. The application of Country Floors Store, LLC, d/b/a Flor Haus, will be heard for variances from the terms of Section 311.F.11 and Section 323.C.32 of the Township Zoning Ordinance regarding signs incorporating LED lights. The applicant desires to replace an existing building sign and freestanding sign with LED signage. The property is located at 40 Glenbrook Road, Leola, Pennsylvania, in the Low Density (R-1) Residential Zone.

Case No. 2023-22. The application of Daniel Stoltzfus and Elizabeth Stoltzfus will be heard for: (i) a special exception pursuant to Section 704 of the Township Zoning Ordinance regarding substitution or replacement of nonconforming uses; or, in the alternative, (ii) a variance from the terms of Section 200.B of the Township Zoning Ordinance regarding permitted uses. The applicant desires to replace/reconfigure existing buildings used for the business known as Monterey Door. The property is located at 339 Monterey Road, Bird-in-Hand, Pennsylvania, in the Agricultural Zone.