

UPPER LEACOCK TOWNSHIP
ZONING HEARING BOARD MEETING AGENDA
WEDNESDAY, DECEMBER 1, 2021 – 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, December 1, 2021, 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:

Decision only: Case No. 2021-13. The application of Abner Stoltzfus and Malinda Stoltzfus will be heard for a special exception pursuant to Section 703 of the Zoning Ordinance regarding expansion of nonconforming uses. The applicants desire to replace and expand an existing roadside stand. The property is located at 96 South Groffdale Road, Leola, Pennsylvania, in the Agricultural Zone.

Case No. 2021-16. The appeal/application of Yalaat S. Eid and Ferial T. Eid shall be heard for: (i) an appeal from an enforcement notice issued by the Township Zoning Officer; and (ii) in the alternative, a variance from Section 212 of the Zoning Ordinance regarding the uses permitted within the General Commercial Zone. The appellant/applicant desires to use four units of an existing motel as multi-family dwelling units to accommodate extended stay guests. The property is located at 2282 New Holland Pike, Lancaster, Pennsylvania, in the General Commercial Zone.

Continued from November meeting: Case No. 2021-10. The application of King Garden Apartments, LLC, will be heard for; (i) a special exception pursuant to Section 703.A of the Zoning Ordinance in order to expand an existing nonconforming apartment building; (ii) a variance from the terms of Section 703.A.7 of the Zoning Ordinance to increase the lot coverage permitted under Section 200.L of the Zoning Ordinance; and (iii) a variance from the terms of Section 703.A.4 of the Zoning Ordinance to encroach into the required side yard setback required under Section 200.L of the Zoning Ordinance. The property is located at 2618 Creek Hill Road, Lancaster, Pennsylvania, in the Agricultural Zone.

Case No. 2021-17. The application of David W. Canning and Cheryl N. Canning and LH Construction will be heard for a variance from the rear yard setback requirements set forth in Section 201.H of the Zoning Ordinance. Applicants constructed a detached garage which does not comply with the minimum required setback. The property is located at 66 Rose Avenue, Leola, Pennsylvania, in the R-1 Low Density Residential Zone.

Case No. 2021-18. The application of Seth Moyer, Greta Moyer and Ezra Martin will be heard for a variance from the setback requirements set forth in Section 220.G.1 of the Zoning Ordinance. The applicants desire to raze an existing building and construct a new building and off-street parking area which will not comply with the applicable setback requirements. The property is located at 23 South Maple Street, Leola, Pennsylvania, in the I-1 Light Industrial Zone.

Case No. 2021-19. The application of Conestoga Valley School District will be heard for a variance from the terms of Section 316.V.3.B.i of the Zoning Ordinance regarding required parking lot interior landscaping requirements. Applicant is proposing site improvements which will include parking lot improvements. The property is located at 11 School Drive, Leola, Pennsylvania, in the R-1 Low Density Residential Zone.

Upper Leacock Township
Zoning Hearing Board
Samuel Clement, Secretary