

ELIZABETH TOWNSHIP

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NOTICE

The Elizabeth Township Zoning Hearing Board shall meet at 7 p.m. on Wednesday, October 11, 2017, at the Elizabeth Township Municipal Office, 423 South View Drive, Lititz, PA 17543, to consider the following application:

Case No. 17-08. The application of TKC CCXXXIV, LLC, 4500 Cameron Valley Parkway, Suite 400, Charlotte, NC 28211, requests variances of the following sections of the Elizabeth Township Zoning Ordinance to construct a 19,097 s.f. Tractor Supply Company retail store and a 9,100 s.f. retail store on two proposed lots on property located at 6 West 28th Division Highway, Lititz, PA 17543:

1. Section 206.E. (§185-19.E) - a variance of the 50% maximum permitted lot coverage requirement for two lots, Lot No. 3 with a proposed lot coverage of 67.3% and Lot No. 4 other having a proposed lot coverage of 65.7%.
2. Section 206.E. (§185-19.E) - a variance of the 200-foot minimum lot width requirement for Lot No. 3 having a proposed width of 145.72 feet.
3. Section 206.F.2 (§185-19.F.[2]) - A variance of the 25-foot setback for buildings and structures and the 15-foot setback for parking, loading, and outdoor storage to allow for a five-foot setback between Lot Nos. 3 & 4, and to allow the Lot No. 3 entrance to be shared with Lot No. 2. Lot No. 3 would have a zero setback for the shared access drive.
4. Section 206.F.4. (§185-19.F.[4]) - A variance of the 50-foot setback for non-residential buildings, structures, off-street parking lots, loading areas, and outdoor storage areas from residentially-zoned parcels. A minimum buffer width of 15 feet is proposed for propane tanks and 25 feet elsewhere.
5. Section 206.G.Q, (§185-19.Q) - A variance of the screening requirement from streets and properties for outdoor storage at it would relate to the merchandise display areas.
6. Section 313.T. (§185-38.T.) - A variance of the required number of off-street parking spaces which would be 85 spaces for the Tractor Supply store on Lot No. 4 and 45 spaces for the second retail store on Lot No. 3. The application proposes 61 space for the Tractor Supply store and 42 space for the second retail store.
7. Section 314.B.1.f. (§185-39.B.[1][f]) - A variance of the maximum permitted sign area and the maximum permitted number of signs. The application proposes 288 s.f. of sign area, while the Zoning Ordinance allows 173 s.f. The Zoning Ordinance allows one sign per lot or one sign per adjoining lots occupied by the same use. The application proposes that Lots 3 & 4 share a common ground sign, that Lot No. 3 have the common ground sign and a wall sign, and that Lot No. 4 have a wall sign.
8. Section 314.B2.b. (§185-39.B.[2][b][1]) - A variance of the wall sign area requirement of 15% of the wall area upon which the sign is to be located. If the front wall of the proposed Tractor Supply store is deemed to be only the extended front door vestibule and not the entire front building facade, the proposed wall sign would exceed 15% of the wall area.

The property is owned by ELCK Partners, 633 Stricklerstown Road, Newmanstown, PA 17073. The property is located in the Highway Commercial Zone (HC).

**ZONING HEARING BOARD
ELIZABETH TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA**