

ELIZABETH TOWNSHIP

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Lititz, PA 17543**

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NOTICE

The Elizabeth Township Zoning Hearing Board shall meet at 7 p.m. on Wednesday, November 9, 2016, at the Elizabeth Township Municipal Office, 423 South View Drive, Lititz, PA 17543, to consider the following applications:

Case No. 16-06. The application of Donald K. & Janet M. Steffy, 200 St. Luke Drive, Apt. 423, Lititz, PA 17543, requests the following actions for an unimproved 16,121.64 s.f. property known as Lot # 4 located on the east side of Keener Road, approximately 235' south of Beechwood Drive:

1. A special exception pursuant to Section 506.B.1. (§185.107.B.[1]) of the Elizabeth Township Zoning Ordinance to allow the development of a non-conforming lot having an area of less than 21,780 s.f. , and
2. A variance of the requirement to have both an initial and a replacement septic system absorption area pursuant to Section 506.B.4. (§185.107.B.[4]) of the Zoning Ordinance, and
3. If deemed necessary and testimony is offered to the Board, a variance of the 20% lot coverage requirement pursuant to Section 203.D. (§185.16.D) of the Zoning Ordinance.

The property is owned by Donald K. & Janet M. Steffy, 200 St. Luke Drive, Apt. 423, Lititz, PA 17543. The property is located in the R-1 - Suburban Residential Zone.

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Case No. 16-07. The application of Donald K. & Janet M. Steffy, 200 St. Luke Drive, Apt. 423, Lititz, PA 17543, requests the following actions for an unimproved 17,922.98 s.f. property known as Lot # 6 located on the west side of Beechwood Drive, approximately 520' east of Keener Road:

1. A special exception pursuant to Section 506.B.1. (§185.107.B.[1]) of the Zoning Ordinance to allow the development of a non-conforming lot having an area of less than 21,780 s.f. , and
2. If deemed necessary and testimony is offered to the Board, a variance of the 20% lot coverage requirement pursuant to Section 203.D. (§185.16.D) of the Zoning Ordinance.

The property is owned by Donald K. & Janet M. Steffy, 200 St. Luke Drive, Apt. 423, Lititz, PA 17543. The property is located in the R-1 - Suburban Residential Zone.

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Case No. 16-08. The application of Jeffrey H. Chaby, P.O. Box 91, Lititz, PA 17543, requests the following actions for an unimproved 17,357.47 s.f. property known as Lot #2, a corner lot located on the east side of Keener Road and the south side of Beechwood Drive:

1. A special exception pursuant to Section 506.B.1. (§185.107.B.[1]) to allow the development of a non-conforming lot having an area of less than 21,780 s.f. , and
2. A variance of the 50' front yard setback requirement pursuant to Section 203.D. (§185.16.D.) of the Elizabeth Township Zoning Ordinance to locate a proposed dwelling having a front yard setback measuring 20' from the abutting Beechwood Drive street right-of-way, and
3. A variance of the 30' side yard setback requirement pursuant to Section 203.D. (§185.16.D) of the Zoning Ordinance to locate the proposed dwelling 15' from the south side property line, and
4. A variance of the 20% lot coverage requirement pursuant to Section 203.D. (§185.16.D) of the Zoning Ordinance to allow for a lot coverage of 25%.

The property is owned by Donald L. & Jeanette G. Weaver, 145 Keener Road, Lititz, PA 17543. The property is located in the R-1 - Suburban Residential Zone.

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