

ELIZABETH TOWNSHIP
423 South View Drive
Lititz, PA 17543

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NOTICE

The Elizabeth Township Zoning Hearing Board shall meet at 7 p.m. on Wednesday, July 13, 2022, at the Elizabeth Township Municipal Office, 423 South View Drive, Lititz, PA 17543, to consider the following applications:

CASE NO. 22-06. Being continued from the hearing of June 8, 2022, the application of Werner & Debrah Mosimann, 500 Blantz Road, Lititz, PA 17543, requests the following actions for property located at the above Blantz Road address:

1. A variance of the 50-foot front yard setback requirement pursuant to Section 202.E. (§185-15.E) of the Elizabeth Township Zoning Ordinance for Lot Nos. 3 and 4 as shown on the Site Plan/Zoning Exhibit for 500 Blantz Road. These lots would not have frontage on a public or private street; and therefore, would not have the required front yard.
2. A variance pursuant to Section 315.A. (§185-40.A.) of the Zoning Ordinance to allow the creation of two (2) lots (Lot Nos. 3 and 4 of the above referenced site plan) which would not have vehicular access to a public or private street. This section states that “every building hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved private street.” Lot Nos. 3 and 4 would be accessed via existing driveways with a shared driveway easement.

The property is owned Werner & Debrah N. Mosimann, 500 Blantz Road, Lititz, PA 17543. The property is located within the (R) Rural Zone.

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CASE NO. 22-07. The application of Randall O. Wenger, 414 Southview Drive, Lititz, PA 17543, requests the following actions for property located at the above Southview Drive address:

1. A variance of the front yard setback requirement pursuant to Section 203.D. (§185-16.D.) of the Elizabeth Township Zoning Ordinance to construct a 24' X 36' detached garage that would encroach fifteen (15) feet into the required front yard setback.
2. A variance of the effective one (1) year time period for the approval of a variance pursuant to Section 604.D.8. (§185-113.D.(8)) of the Zoning Ordinance to provide for an additional year in which to obtain a zoning permit.

The property is owned by Randall O. & Barbara L. Wenger, 414 Southview Drive, Lititz, PA 17543. The property is located within the (R-1) Suburban Residential Zone.

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CASE NO. 22-08. The application of Gary Motter, 809 West Brubaker Valley Road, Lititz, PA 17543, requests the following actions for property located at the above West Brubaker Valley Road address.

1. A variance of the uses permitted by right and by special exception pursuant to Section 203.B. (§185-16.B.) and Section 203.C. (§185-16.C.), respectively, of the Zoning Ordinance to establish an ECHO housing use within the second floor of a proposed 45' X 60' detached, two-story garage.
2. A variance pursuant to Section 203.B.2. (§185-16.B.(2)) of the Zoning Ordinance to allow for the construction of a second housing unit on the property. In addition to the consideration of this variance, the Board may also consider a special exception pursuant to Section 306. (§185-31.D.) regarding the establishment of more than one (1) principal use on a lot and the inability of the proposal to comply with Sections 306.A., B., and C. (§185-31.A., B. & C.) of the Zoning Ordinance addressing minimum lot areas, all applicable other requirements, and future subdivision.
3. A variance of the effective one (1) year time periods for the approval of a special exception and a variance pursuant to Sections 604.C.5. (§185-113.C.(5)) & 604.D.8. (185-113.D.(8)), respectively, of the Zoning Ordinance to provide for up to five (5) years in which to obtain a zoning permit.

The property is owned by Garrison R. Motter, Gabe M. Motter, Gary A. Motter, & Megan Seibert, 809 West Brubaker Valley Road, Lititz, PA 17543. The property is located within the (R-1) – Suburban Residential Zone.

ZONING HEARING BOARD
ELIZABETH TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA