

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, October 12, 2022, at the Elizabeth Township Municipal Office, 423 South View Drive, Lititz, PA 17543, to consider the following applications:

Case No. 22-10. The application of 302 Investment Group, LLC, 1213 Orchard Road, Lititz, PA 17543, requests the following actions for a 3.482 acre property located at 525A West 28th Division Highway, Lititz, PA 17543:

1. A variance pursuant to Section 506.B. (§185-107.) of the Elizabeth Township Zoning Ordinance to allow the subject property to be sold in accordance with the general descriptions in the current deed of record in Instrument #6674629. Section 506.B. states that when two or more nonconforming lots are held in single ownership, they become held in common as one lot for zoning purposes. The properties described in the deed of record are nonconforming in terms of lot area, lot width, and lot coverage if conveyed separately and developed, and
2. A variance of the dimensional requirements pursuant to Section 210.D. (§185-23.D.) of the Zoning Ordinance relating to lot area (10 acres), lot width (350 feet), lot depth (350 feet), and lot coverage (4%) to allow each of the two lots described on the above referenced deed of record to be considered as a separate saleable and developable lot.

The property is owned by 302 Investment Group, LLC, 1213 Orchard Road, Lititz, PA 17543. The property is located within the Conservation Zone (C).

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Case No. 22-11. The application of Tara R. Miller, Executor for the Gary L. Miller Estate, 2301 Columbia Pike, #531, Arlington, VA 22204, requests a special exception pursuant to Section 107. (§185-7.) of the Zoning Ordinance, Uses Not Provided For, to utilize the existing single-family dwelling on property at 445 West Newport Road, Lititz, PA 17543, as a short-term vacation rental.

The property is owned by the Gary L. Miller Estate, c/o Morgan, Hallgren, Crosswell, & Kane, PC, P.O. Box 4686, Lancaster, PA 17604-4686. The property is located within the Rural Zone (R).

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Case No. 22-12. The application of Terri Smithson, 501 Weber Road, Lititz, PA 17543, requests a special exception pursuant to Section 107. (§185-7.) of the Zoning Ordinance, Uses Not Provided For, to utilize a portion of the existing single-family dwelling on property at the above Weber Road address as a short-term vacation rental.

The property is owned by Robert W. & Terri L. Smithson & Joyce A. Busch, 501 Weber Road, Lititz, PA 17543. The property is located within the Agricultural Zone (A).

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