**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, December 13, 2023, at the Elizabeth Township Municipal Office, 423 South View Drive, Lititz, PA 17543, to consider the following applications:**

**Case No. 23-06. The application of Fox Plumbing, 28 East 28th Division Highway, Lititz, PA 17543, requests the following actions for property located at the above East 28th Division Highway address:**

**1. A variance pursuant to Section 314.A.7.** **(§185-39.A.(7) of the Elizabeth Township Zoning Ordinance to install an LED message board as part of a proposed business sign for Fox Plumbing. This section of the Zoning Ordinance allows such signs only in the Industrial Zone, and**

**2. A variance pursuant to Section 314.B.1.F. (§185-39.B.(1)(f) of the Zoning Ordinance to allow the area of the sign to exceed an area based upon one (1) square foot of signage per five (5) lineal feet of lot frontage. The subject property, containing 198 feet of lot frontage, would allow 39.6 s.f. of sign area. Based upon the criteria in Section 314.A.11.** **(§185-39.A.(11) of the Zoning Ordinance, the proposed sign area is 80 s.f.**

**The property is owned by Fox Property Enterprises, LLC, 799 Fawn Hollow Road, Newmanstown, PA 17073. The property is located within the Highway Commercial Zone (HC).**

**# # #**

**Case No. 23-07. The application of Elizabeth Farms, LLC, 262 Hopeland Road, Lititz, PA 17543, requests the following actions for property located at the above Hopeland Road address:**

**1. A special exception under the provisions of uses not provided for pursuant to Section 107. (§185-7.) of the Zoning Ordinance to permit the Applicant to continue utilizing the property for agri-tainment and agritourism uses; and**

**2. A modification of Conditions C. and I. of the decision of the Elizabeth Township Zoning Hearing Board dated September 9, 2021, to increase the maximum number of persons per day who may utilize the property.**

**The property is owned by Elizabeth Farms, LLC, 262 Hopeland Road, Lititz, PA 17543. The property is located within the Agricultural Zone (A).**

 **ZONING HEARING BOARD**

 **ELIZABETH TOWNSHIP**

 **LANCASTER COUNTY, PENNSYLVANIA**