

PUBLIC NOTICE:

Notice is hereby given that a meeting of the Earl Township Zoning Hearing Board will be held at 7:00 p.m. on Monday – September 9, 2024, at the Earl Township Municipal Office, 517 North Railroad Avenue, New Holland, Pennsylvania. All interested persons are invited to attend this meeting at which time public hearings will be held on the following matters:

Case No. 2024-13. The application of SM DILLER, LLC will be heard for (i) a Variance of § 27-804.4.D [setback from another type of district]; (ii) a Variance of § 27-806.1 [landscaping & screening]; (iii) a Variance of § 27-1404.2 [more than one nonresidential principal structure], (iv) a variance from the terms of § 27-1407.B(8) [maximum curb cut] of the Earl Twp Zoning Ordinance, to allow an approximately 97,500 SF industrial building that does not satisfy the setback to another district, a reduction or elimination of some or all of the required screening, a second nonresidential structure on a single lot, and a larger curb cut. The property is located at 215 Diller Avenue, parcel ID 190-69594-0-0000, New Holland, Pennsylvania, in the Industrial District.

Case No. 2024-15. The application of Alex Gerami will be heard for a Special Exception (S.E.) of § 27-106. [Use Not Provided For] pursuant to §27-1604 [general requirements of all S.E.] of the Earl Twp Zoning Ordinance, to allow a Home Conversion by expanding the garage, and then creating an apartment above the garage. The property is located at 503 Lavender Lane, New Holland, Pennsylvania, in the Residential District. The owner of record is Zakieh Delazordehasl.

Case No. 2024-16. The application of Hinkletown Mennonite Church will be heard for (i) a Special Exception (S.E.) of § 27-403.B. [Church] pursuant to §§ 27-1604.G [Specific requirements for church] and 27-1604 [general requirements of all S.E.]; (ii) a variance of § 27-1905.3 [time limitations] of the Earl Twp Zoning Ordinance, to allow an expansion of the fellowship hall within 2 years of a zoning hearing board approval. The property is located at 2031 Division Highway, Ephrata, Pennsylvania, in the Agricultural District.

Case No. 2024-17. The application of RGS, on behalf of Garden Spot Village, will be heard for a Special Exception (S.E.) of § 27-106. [Use Not Provided For] pursuant to §27- 1604 [general requirements of all S.E.] of the Earl Twp Zoning Ordinance, to allow a Combined Heat & Power (CHP) facility. The property is located at 433 S Kinzer Road, New Holland, Pennsylvania, in the Residential District.

Earl Township
Tom Neff - Zoning Officer