

# COPY

In Re: : THE ZONING HEARING BOARD OF  
: NORTH ANNVILLE TOWNSHIP  
LISA M. BLAUCH :  
PETITION FOR VARIANCE : LEBANON COUNTY, PENNSYLVANIA  
:  
: CASE # 3-22

## DECISION OF THE ZONING HEARING BOARD OF NORTH ANNVILLE TOWNSHIP

### I. INTRODUCTION

The Zoning Hearing Board of North Annville Township (hereinafter "ZHB"), Lebanon County, Pennsylvania, met on Tuesday, November 8, 2022 at a duly advertised public session to hear a Petition for Variance submitted by Lisa M. Blauch.

### II. FINDINGS OF FACT

1. The Petitioner is Lisa M. Blauch, with an address of 965 North Mill Street, Lebanon, Pennsylvania 17046. (Hearing Exhibit 1).
2. The Petitioner is the owner of the property located at GPIN #25-2319122-370408, 965 North Mill Street, Lebanon, North Annville Township, Pennsylvania 17046 (hereinafter the "Subject Property") (Hearing Exhibit 1).
3. The Subject Property is located in the R-1 Rural Residential Zoning District. (Hearing Exhibit 1).
4. The Subject Property is improved with a single-family dwelling and a pole barn. (Hearing Exhibit 1).
5. The Petitioner submitted Zoning Permit No. 18-22, as an Exhibit, showing that a permit was granted for the pole barn on August 11, 2022. (Hearing Exhibit 9).

6. The Subject Property is a 1.14 acre parcel. (Hearing Exhibits 8, 9).
7. The Subject Property has an on lot septic system and a well. (Hearing Exhibit 1).
8. The Petitioner proposes to conduct a dog grooming business and a kennel in the existing pole barn. (Hearing Exhibit 1).
9. The Petitioner was granted Building & Zoning Permit No. 1-11 to operate a dog grooming business in her dwelling as a home occupation. (Hearing Exhibits 1, 8).
10. The Petitioner would like to conduct the dog grooming business and a dog kennel in the detached pole barn on the Subject Property, in lieu of operating as a home occupation. (Hearing Exhibit 1).
11. A Variance is being sought pursuant to North Annville Township Zoning Ordinance Article IV, Section 402.1, Permitted Uses, to allow the proposed use of a dog grooming business and dog kennel. (Hearing Exhibit 1).
12. A Variance is being sought pursuant to North Annville Township Zoning Ordinance Article IV, Section 401.4, Lot & Yard Requirements, for setback relief, if necessary, to allow the proposed use of a dog grooming business and dog kennel. (Hearing Exhibit 1).
13. Article IV, Section 401.4, Lot & Yard Requirements, is contained within the zoning regulations for the A-1 Agricultural Zoning District and outlines the lot and yard requirements for dog kennels. (North Annville Township Zoning Ordinance Article IV, Section 401.4).
14. In the alternative, a variance is being sought pursuant to North Annville Township Zoning Ordinance Article V, Section 505 (B.), Home Occupation Regulations,

to be able to perform only the dog grooming business in the pole barn in lieu of in the dwelling. (Hearing Exhibit 1).

15. A hearing to consider the Petitioner's request for a Variance was scheduled for Tuesday, November 8, 2022 at 6:30 p.m. at the Water Works Fire Hall, 2875 Water Works Way, Annville, Pennsylvania 17073. (Hearing Exhibit 3).

16. Notice of the zoning hearing was duly advertised in the *Lebanon Daily News* on Tuesday, October 25, 2022 and Tuesday, November 1, 2022. (Hearing Exhibit 4).

17. Notice of the zoning hearing was sent to neighboring property owners by United States First Class Mail. (Hearing Exhibit 5).

18. Notice of the zoning hearing was posted on the Subject Property. (Hearing Exhibit 6).

19. The Petition for Variance was heard by the North Annville Township ZHB before Member, Paul Deshong; Member, Gary Tshudy; and Member, Eric Brummer.\*

20. Present at the November 8, 2022 zoning hearing were:

\* James R. Hoffman, ZHB Chairman, was present in the audience after he recused himself from the board because he owns property near the Subject Property.

The alternate, Eric Brummer, was then directed to be seated on the ZHB.

Paul Deshong – ZHB Member

Gary Tshudy – ZHB Member

Eric Brummer – ZHB Member

Lisa Blauch – the Petitioner/Property Owner

John Blauch – Husband of the Petitioner/Property Owner

Aaron Miller – 721 Palmyra Bellegrove Road

Lorene Tarasch, 172 Palmyra Road

John Blauch, Jr., 965 North Mill Street  
Jenna Sloss, 965 North Mill Street  
Chelsea Eckerd, 47 Creekside Drive  
Samuel Blauch, Jr., 1360 Columbia Drive, Apartment D  
Lori Blauch, 1360 Columbia Drive, Apartment D  
Kathleen Jennings, 98 Homestead Road  
Deb Cyrus, 325 Horseshoe Drive  
Barb Stoudt, 615 Hill Street  
Robert Rittle, 935 North Mill Street  
Tammy Rittle, 935 North Mill Street  
Robert Tilley, 933 North Mill Street  
Patricia Tilley, 933 North Mill Street  
Christine Moyer, 971 North Mill Street  
Carl Moyer, 971 North Mill Street  
Randall Leisure, 1689 North Route 934  
Amanda Rivera  
Ronald Strohm  
Kimberly Paugh – Zoning Officer, Lebanon County Planning Department  
Kathy J. Sheffy, Court Stenographer  
Roberta J. Santiago, Esquire – ZHB Solicitor

21. The Petitioner, Lisa M. Blauch, presented the case for the variance.

(Hearing Testimony).

22. The Petitioner testified that she has had experience in grooming and pet-sitting since at least 2006. (Hearing Testimony).

23. The Petitioner testified that she has been in business since 2011.

(Hearing Testimony).

24. The Petitioner submitted Building & Zoning Permit No. 1-11, showing her application to operate a dog grooming business in her dwelling as a home occupation. (Hearing Testimony and Hearing Exhibit 8).

25. Building & Zoning Permit No. 1-11, shows her proposed use of a dog grooming business in the then existing garage, approximately twenty-two feet and one-half inch (22' ½") by twenty-four feet and two inches (24' 2"). (Hearing Exhibit 8).

26. The Petitioner testified that in 2019, there was a house fire at the Subject Property, which destroyed her business. (Hearing Testimony).

27. The Petitioner testified that she is currently operating her dog grooming business out of a room in her dwelling that is approximately thirteen feet (13') by fourteen feet (14'). (Hearing Testimony).

28. The Petitioner testified that she would like to get her business back to full-time and move it to the pole barn on the Subject Property. (Hearing Testimony).

29. The pole barn currently exists on the Subject Property and is approximately twenty-four feet (24') by thirty feet (30'). (Hearing Testimony and Hearing Exhibit 9).

30. The Petitioner added that she would also like to foster pups. (Hearing Testimony).

31. In reference to noise, the Petitioner testified that the pole barn is well-insulated and that there would be no in and out dog runs for the dogs. (Hearing Testimony).

32. The Petitioner testified that she would personally walk the dogs and play with them. (Hearing Testimony).

33. The Petitioner testified that her business has no employees and that no one else works with her. (Hearing Testimony).

34. The Petitioner testified that she tries to keep the dogs indoors when the neighbors are outdoors. (Hearing Testimony).

35. In reference to odor, the Petitioner testified that the dog waste would be thrown out with the trash. (Hearing Testimony).

36. The Petitioner testified that she would only have ten (10) dogs at one time, pursuant to a Boarding Kennel Class I license, which she currently has. (Hearing Testimony).

37. The Petitioner has had a Boarding Kennel license for the last eleven (11) years, with a three (3) year hiatus. (Hearing Testimony).

38. During the Petitioner's testimony, it became known that she had already been operating a Boarding Kennel at the Subject Property. (Hearing Testimony).

39. On average, the Petitioner testified that the number of dogs that she would have overnight, at any time, would depend on the season: on average, during the summer season, the Petitioner could have approximately eight (8) to ten (10) dogs and one (1) to two (2) dogs in the winter. (Hearing Testimony).

40. Neighbor, Tammy Rittle, of 935 North Mill Street, testified in opposition to the Petition. (Hearing Testimony).

41. Ms. Rittle felt that her quality of life would be impacted if the Petitioner's variance request was granted. (Hearing Testimony).

42. Neighbor, Carl Moyer, 971 North Mill Street, testified in opposition to the Petition. (Hearing Testimony).

43. Mr. Moyer pointed out that zoning did not permit the request being made, that he did not wish to live next door to a dog kennel, and that he felt that the property value of his home would be negatively impacted if the Petitioner's variance request was granted. (Hearing Testimony).

44. The Petitioner's husband, John Blauch, 965 North Mill Street, testified that the neighbors should have known what the plan was for the pole barn—to use it for dogs. (Hearing Testimony).

45. Mr. Blauch testified that the Subject Property's yard was fenced in with a split rail fence and wire inside. (Hearing Testimony).

46. Neighbor, Robert Tilley, of 933 North Mill Street, testified in opposition to the Petition. (Hearing Testimony).

47. Mr. Tilley expressed concern about noise and the barking of the dogs. (Hearing Testimony).

48. Township Resident, Ronald Strohm testified in opposition to the Petition. (Hearing Testimony).

49. Non-Township Resident, Amanda Rivera testified in favor of the Petition. (Hearing Testimony).

50. The Petitioner's son, John Blauch, Jr., 965 North Mill Street, testified in favor of the Petition. (Hearing Testimony).

### **III. HEARING EXHIBITS**

Hearing Exhibit 1 – Petition for Variance

Hearing Exhibit 2 – Variance Criteria signed by the Petitioner

Hearing Exhibit 3 – Notice of Public Hearing

Hearing Exhibit 4 – Proof of Publication in the *Lebanon Daily News* on October

25, 2022 and November 1, 2022

Hearing Exhibit 5 – Mailing List

Hearing Exhibit 6 – Posting Photo on the Subject Property

Hearing Exhibit 7 – Adorable Paws Grooming and Boarding Business Plan

Hearing Exhibit 8 – Building & Zoning Permit, Permit No. 1-11, filed by

Applicant—Lisa M. Blauch in North Annville Township on January 5, 2011

Hearing Exhibit 9 –Zoning Permit, Zoning Permit No. 18-22, filed by Applicant—

John Blauch in North Annville Township on August 11, 2022

#### **IV. DISCUSSION**

The Petitioner is the owner of the property located at 965 North Mill Street, Lebanon, North Annville Township, Pennsylvania 17046 (hereinafter the “Subject Property”). The Subject Property is located in the R-1 Rural Residential Zoning District. The Subject Property is improved with a single-family dwelling and a pole barn. The Subject Property has an on-lot septic system and a well. The Petitioner is currently using the Subject Property as a dwelling, and the Petitioner currently has a zoning permit, Permit No. 1-11, to operate a dog grooming business in her dwelling as a home occupation.

The Petitioner proposes to conduct the dog grooming business and a dog kennel in the detached pole barn on the Subject Property, in lieu of operating the dog grooming business in her dwelling as a home occupation. A Variance is being sought pursuant to North Annville Township Zoning Ordinance Article IV, Section 402.1, Permitted Uses, to allow the proposed use of a dog grooming business and dog kennel. A Variance is being sought pursuant to North Annville Township Zoning Ordinance Article IV, Section 401.4, Lot & Yard Requirements, for setback relief, *if necessary*, to allow the proposed use of a dog grooming business and dog kennel in the pole barn. Article IV, Section



401.4, Lot & Yard Requirements is contained within the zoning regulations for the A-1 Agricultural Zoning District and outlines the lot and yard requirements for dog kennels. Reference is made to this section because the A-1 Agricultural Zoning District permits dog kennels, with certain setbacks. See North Annville Township Zoning Ordinance Article IV, Section 401.1 (D.), Permitted Uses. In the alternative, a variance is being sought pursuant to North Annville Township Zoning Ordinance Article V, Section 505 (B.), Home Occupation Regulations, to be able to perform only the dog grooming business in the pole barn in lieu of in the dwelling.

A Zoning Hearing Board may grant a variance when all of the following criteria are met:

- (1) That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.
- (2) That, because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- (3) That such unnecessary hardship has not been created by the appellant.
- (4) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.
- (5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Pennsylvania Municipalities Planning Code, Section 910.2, 53 P.S. § 10910.2;  
see also Hearing Exhibit 2.

North Annville Township Zoning Ordinance Article XI, Section 1106, adds that a variance may be granted provided that the additional findings are made, where relevant, in a given case:

(6) That the Variance, if authorized, will not confer on the petitioner any special privilege that is denied by this Ordinance to the owners of other lands, structures, or buildings in the same zoning district; and

(7) That nonconforming use of neighboring lands, structures, or buildings in the same district and permitted or nonconforming use of lands structures or buildings in other zoning districts shall not be considered grounds for the granting of a Variance; and

(8) That a Variance shall not be granted solely for financial reasons or to facilitate financial gain.

North Annville Township Zoning Ordinance Article XI, Section 1106, Variances.

“[A]n applicant must establish all elements to be entitled to a variance.” *Demko v. City of Pittsburgh Zoning Board of Adjustment*, 155 A.3d 1163, 1172 (Pa. Commw. Ct. 2017). A variance is the proper relief where an unnecessary hardship attends the property. *Yeager v. Zoning Hearing Board of the City of Allentown*, 779 A.2d 595, 598 (Pa. Commw. Ct. 2001). “In general, unnecessary hardship may be shown by demonstrating either that physical characteristics of the property are such that the property could not be used for the permitted purpose or could only be conformed to such purpose at a prohibitive expense, or that the characteristics of the area are such that the lot has either no value or only a distress value for any permitted purpose.” *Mitchell v. Zoning Hearing Bd. of the Borough of Mount Penn*, 838 A.2d 819, 828 (Pa. Commw. Ct. 2003).

Although zoning ordinances are to be liberally construed to allow for the broadest possible use of the land, the applicant seeking a variance bears a heavy burden. See *Borough of Latrobe v. Paul B. Sweeney*, 17 Pa. Cmwlth. 356, 359, 331 A.2d 925, 927 (1975) (“[P]ersonal and economic considerations are not sufficient grounds upon which to base the grant of a variance.”). “It is the property that must be subject to the hardship and not the person.” *Borough of Latrobe*, 17 Pa. Cmwlth. at 359, 331 A.2d at 927. “The reasons for granting a variance must be substantial, serious and compelling.” *Valley View Civic Association v. Zoning Board of Adjustment*, 501 Pa. 550, 555, 462 A.2d 637, 640 (Pa. 1983).

Evaluating each of the criteria required to grant a variance, the ZHB found that the Petitioner cannot meet all of the elements. First, there is no unnecessary hardship. The Petitioner has not presented any evidence that the Subject Property has unique physical circumstances or conditions that affect it. The Petitioner has not presented any evidence that the Subject Property is subject to hardship. Rather, Petitioner’s testimony referenced that she wished to have a variance in order to have a specific business that was prohibited in the neighborhood and district in which the Subject Property is located. “The hardship must be shown to be unique or peculiar to the property as distinguished from a hardship arising from the impact of zoning regulations on an entire district.” *Valley View Civic Ass’n*, 501 Pa. 550 at 556, 462 A.2d 637 at 640. Special privileges should not be granted to a single property. See *Hill Dist. Project Area Comm., Inc. v. Zoning Bd. of Adjustment of City of Pittsburgh*, 162 Pa. Cmwlth. 323, 330, 638 A.2d 278, 281 (1994); North Annville Township Zoning Ordinance Article XI, Section 1106 (6).

Second, a variance is not necessary to enable the reasonable use of the Subject Property. The Subject Property has already been developed in accordance with the zoning regulations for the R-1 Rural Residential Zoning District. Third, any hardship asserted by the Petitioner amounts to her desire to use the Subject Property as she has used it and to also have a dog kennel at the Subject Property. Any testimony that permitting a dog kennel on the Subject Property would be more financially rewarding than the current use is insufficient to justify a variance. See *Valley View Civic Ass'n v.*, 501 Pa. at 556, 462 A.2d at 640 (“Moreover, mere evidence that the zoned use is less financially rewarding than the proposed use is insufficient to justify a variance.”); North Annville Township Zoning Ordinance Article XI, Section 1106 (8). Fourth, the variance request proposes a use that is not permitted in the zoning district, and the ZHB found that granting such request would alter the essential character of the neighborhood, as it would permit a dog kennel amidst single family detached dwellings to the east and west of the Subject Property. There were a number in attendance that voiced their disapproval, that permitting the variance would alter the essential character of the neighborhood. The ZHB agrees. There was no testimony as to non-conforming use of any neighboring lands, structures, or buildings. See North Annville Township Zoning Ordinance Article XI, Section 1106 (7).

The Petitioner requested a variance, in the alternative, to be able to perform only the dog grooming business in the pole barn in lieu of in the dwelling. Home occupation regulations are contained within North Annville Township Zoning Ordinance Article V, Section 505. Home occupations are permitted in the R-1 Rural Residential Zoning District. See North Annville Township Zoning Ordinance Article IV, Section 402.1 (J.).

North Annville Township Zoning Ordinance prohibits the conduct of a kennel in a home occupation by definition. See Article II, Section 201.4, "Home Occupations." Evaluating each of the criteria required to grant a variance, the ZHB found that the Petitioner cannot meet all of the elements. First, there is no unnecessary hardship. The Petitioner has not presented any evidence that the Subject Property has unique physical circumstances or conditions that affect it or that the Subject Property is subject to hardship. Second, a variance is not necessary to enable the reasonable use of the Subject Property. The Subject Property has already been developed in accordance with the zoning regulations for the R-1 Rural Residential Zoning District, including a permit for a home occupation. Third, any hardship asserted by the Petitioner amounts to her desire to re-configure the home occupation at the Subject Property. Fourth, the variance request proposes a use that is not permitted in the zoning district, and the ZHB found that granting such request would alter the essential character of the neighborhood, as it would permit a home occupation outside of the dwelling. Finally, the request did not represent the least modification possible of the regulation in issue.

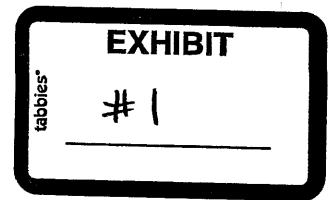
Because the Petitioner has not established all the elements necessary to be entitled to a variance under the Pennsylvania Municipalities Planning Code, granting either variance request, is not appropriate in this circumstance. Because the request for variance is denied, it is not necessary to specifically deny the request for setback relief.

**V. DECISION**

Now, therefore, this 8<sup>th</sup> day of November, 2022, the Zoning Hearing Board of North Annville Township, by a 3-0 vote, hereby DENIES the Petition for Variance filed by the Petitioner, Lisa M. Blauch.

  
\_\_\_\_\_  
Paul Deshong  
North Annville Township  
Zoning Hearing Board

Date: Dec. 21, 2022



PETITION FOR  
Variance  
BEFORE THE ZONING HEARING BOARD  
OF  
North Annville Township  
LEBANON COUNTY, PENNSYLVANIA

CASE # ~~3~~-22

DATE: September 23, 2022

APPELLANT/PETITIONER(S): Lisa M. Blauch

ADDRESS: 965 North Mill Street, Lebanon, Pa 17046

PROPERTY LOCATION: 965 North Mill Street, Lebanon, Pa 17046

OWNER(S): Lisa M. Blauch

ADDRESS: 965 North Mill Street, Lebanon, Pa 17046

Reasons for Petition:

The Petitioner is the owner of the property located at 965 North Mill Street, Lebanon, Pa, North Annville Township, GPIN # 25:2319122-370408. The property is located in the R-1 Rural Residential Zoning District. The property is improved with a single family dwelling and a pole barn. The property has an on lot septic system and a well.

Petitioner proposes to conduct a dog grooming business and a kennel in the existing pole barn. The petitioner currently has a zoning permit, BP# 01-11 to operate a dog grooming business in her dwelling as a home occupation. The Petitioner would like to conduct the dog grooming business and a dog kennel in the detached pole building on the property, in lieu of operating as a home occupation.

Variance is sought to Section 402.1 Permitted Uses of the North Annville Township Zoning Ordinance to allow the proposed use dog grooming business and dog kennel. If necessary Variance is also sought to Section 401.4 Lot & Yard Requirements for setback relief for dog kennels in the Agricultural Zoning District to have a setback to the side property line of 24.4' and to the front property line 92' in lieu of the required 100' foot setback for animal enclosures in the Agricultural Zoning District.

In lieu of the above variances, if denied, Variance is sought to Section 505 Home Occupation Regulations B. to be able to perform only the dog grooming business in the pole barn in lieu of in the dwelling.

Fee of \$ 400.00 received on 9/23/22 Check # 208 WPD  
400.00 9/23/22 2021 North Annville Twp

**I hereby certify the above to be correct and accurate. Furthermore, I waive my right to have a stenographic record of the hearing proceedings; in lieu thereof, I agree to the utilization of a sound recording tape to record the proceedings of the hearing. I further agree to payment of a fee of \$3.00 per page of hearing transcript, upon appeal of any decision in conjunction with this case and will pay the required minimum deposit fee.**

A handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to be "A. Smith".



VARIANCE CRITERIA

The Pennsylvania Municipalities Planning Code allows a Zoning Hearing Board to potentially grant a variance (relief to a regulation) provided that all of the following findings are made where relevant in a given case:

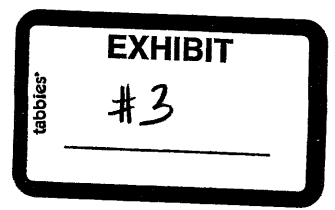
- 1) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.
- 2) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- 3) That such unnecessary hardship has not been created by the appellant.
- 4) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.
- 5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

In granting any variance, the board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of this act and the zoning ordinance.

I hereby acknowledge that I have read and understand the above criteria.



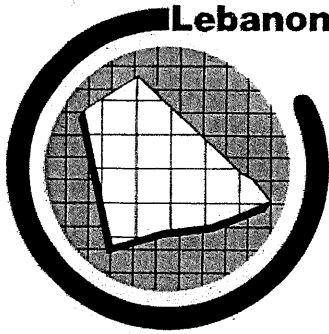
Signature of Apellant/Petitioner



## NOTICE OF PUBLIC HEARING

The N. Annville Twp. ZHB will meet in public session, Tue. Nov. 8, 2022 @ 6:30 pm in the Waterworks Fire Hall, 2875 Water Works Way, Annville, Pa to hear a petition for Variance from Lisa M. Blanch. Petitioner is the owner of a 1.14 acre property, GPIN:25:2319122-370408, 965 N. Mill St, Lebanon, Pa. Petitioner proposes to conduct a dog grooming business and kennel on the property.

Variance is sought to Section 402.1 of the North Annville Township Zoning Ordinance, to allow the proposed uses and Section 401.4 for building kennel setbacks. Questions and concerns may contact LCPD @ 228-4444.



## Lebanon County Planning Department



Lebanon Daily News  
8<sup>th</sup> & Poplar Streets  
Lebanon, PA 17042

Please publish the attached public notice(s) for:

- 1) Lisa M. Blauch

on the following date(s). The heading should be typed in **Bold** and the contents should be typed in regular type (non-bold).

- 1) Tuesday October 25th ,2022
- 2) Tuesday November 1st , 2022

Please invoice the Lebanon County Planning Department at the address below and forward proof of publication with the billing. Please forward the proof prior to the date of the hearing referenced in the advertisement.

Thank you for your time in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Janelle Deitz".

Janelle Deitz  
Secretary

CONFIRMATION

LEBANON COUNTY PLANN  
400 SOUTH 8 TH STREET ROOM 206  
LEBANON PA 17042-

PO#:

<u>Account</u>	<u>AD#</u>	<u>Ordered By</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
1427482	0005450832	Janelle Deitz	\$0.00	\$145.84	Invoice	\$0.00	\$145.84

**Ad Order Notes:**

Sales Rep: AHarl

Order Taker: AHarl

Order Created 10/13/2022

<u>Product</u>	<u>Placement</u>	<u>Class</u>	<u># Ins</u>	<u>Start Date</u>	<u>End Date</u>
YOR-Idnews.com	YORW-Legals	Notice Public Hearin	2	10/25/2022	11/01/2022
YOR-LEB Daily News	YOR-Legals	Notice Public Hearin	2	10/25/2022	11/01/2022

Text of Ad: 10/13/2022

# Lebanon Daily News

PART OF THE USA TODAY NETWORK

LEBANON COUNTY PLANNING  
400 SOUTH 8 TH STREET ROOM 206  
  
LEBANON, PA 17042

Publication Cost: \$145.84  
Ad No: 0005450832  
# of Affidavits: 1  
  
Customer No: 1427482

**This is not an invoice**

## Affidavit of Publication

### Proof of Publication State of Pennsylvania

The **Lebanon Daily News** is the name of the newspaper(s) of general circulation published continuously for more than six months at its principle place of business, 718 Poplar Street, Lebanon, PA.

The printed copy of the advertisement hereto attached is a true copy, exactly as printed and published, of an advertisement printed in the regular issues of the said The Lebanon Daily News published in the editions dated on the following dates, viz:

Editions Dated: 10/25/2022, 11/01/2022

I, being first duly sworn upon oath depose and say that I am a legal clerk and employee of The Lebanon Daily News and have personal knowledge of the publication of the advertisement mentioned in the foregoing statement as to the time, place and character of publications are true, and that the affiant is not interested in the subject matter of the above mentioned advertisement.

Linda Tuttle

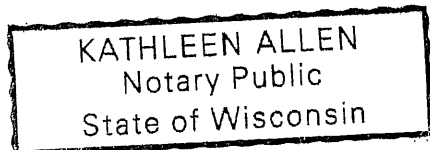
Subscribed and sworn to before on November 1, 2022:

Kathleen Allen

Notary, State of Wisconsin, County of Brown

1-7-25

My commission expires

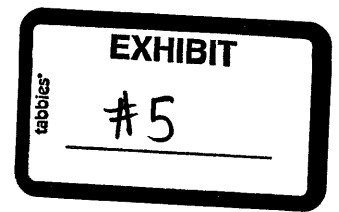


**NOTICE OF PUBLIC HEARING**

The N. Annville Twp. ZHB will meet in public session, Tue. Nov. 8, 2022 @ 6:30 pm in the Waterworks Fire Hall, 2875 Water Works Way, Annville, Pa to hear a petition for Variance from Lisa M. Blach. Petitioner is the owner of a 1.14 acre property, GPIN: 25-2319122-370408, 965 N. Mill St, Lebanon, Pa. Petitioner proposes to conduct a dog grooming business and kennel on the property. Variance is sought to Section 402.1 of the North Annville Township Zoning Ordinance, to allow the proposed uses and Section 401.4 for building kennel setbacks. Questions and concerns may contact LCPD @ 228-4444.

NORTH ANNVILLE TOWNSHIP

Mailing List Case #



SUPERVISORS

Randy Leisure  
1689 N. Route 934  
Annville, PA 17003

Clyde Meyer  
1600 Church Avenue  
Annville, PA 17003

Adam D. Wolfe  
1655 N. Route 934  
Annville, PA 17003

ZONING HEARING BOARD

James R. Hoffman  
3901 Hill Church Road  
Lebanon, PA 17042

Paul Deshong  
1702 Blacks Bridge Rd.  
Annville, PA 17003

Gary Tshudy  
575 Hostetter ln  
Annville, PA 17003

SOLICITOR

Paul Bametzreider  
1601 Cornwall Rd.  
Lebanon, Pa 17042

ZHB SOLICITOR

Roberta Santiago  
937 Willow St.  
Lebanon, PA 17042

ZHB ALTERNATE

Eric Brummer  
1735 Thompson Ave  
Lebanon, PA 17046

PLANNING COMMISSION

Charles Bomgardner  
409 Clear Spring Rd.  
Annville, PA 17003

Benjamin Bow  
100 Clear Spring Rd.  
Annville, PA 17003

Brian Keck  
280 Clear Spring Rd.  
Annville, PA 17003

Randy Leisure  
1689 N. Route 934  
Annville, PA 17003

Nelson Heagy  
1819 Thompson Avenue  
Lebanon, PA 17046

PETITIONER(S)

Nelson Heagy  
1819 Thompson Avenue  
Lebanon, PA 17046

Clyde Meyer  
1600 Church Ave.  
Annville, PA 17003

Adam Wolfe  
1655 N. Route 934  
Annville, PA 17003

James R. Hoffman  
3901 Hill Church Road  
Lebanon, PA 17042

Paul R. Deshong  
1702 Blacks Bridge Rd.  
Annville, PA 17003

Eric Brummer  
1735 Thompson Ave  
Lebanon, Pa 17046

Roberta Santiago  
937 Willow Street  
Lebanon, PA 17042

Gary Tshudy  
575 Hostetter Ln.  
Annville, PA 17003

Charles Bomgardner  
409 Clear Spring Rd.  
Annville, PA 17003

Benjamin Bow  
100 Clear Spring Rd.  
Annville, PA 17003

Paul Bametzreider  
1601 Cornwall Rd.  
Lebanon, PA 17042

Randy Leisure  
1689 N. Route 934  
Annville, PA 17003

Brian Keck  
280 Clear Spring Rd  
Annville, Pa 17003



UNITED CHRISTIAN CAMPMTG ASSO  
C/O KAYLOR, RALPH  
235 E MAPLE ST  
PALMYRA, PA 17078-2438

TILLEY, ROBERT M  
TILLEY, PATRICIA S  
933 N MILL ST  
LEBANON, PA 17046-9335

MOYER, CARL E  
MOYER, CHRISTINE F  
971 N MILL ST  
LEBANON, PA 17046-9335

RITTLE, ROBERT L  
RITTLE, TAMMY F  
935 N MILL ST  
LEBANON, PA 17046-9335

ENGLE, MATTHEW  
ENGLE, LEAH  
950 N MILL ST  
LEBANON, PA 17046-9335

BRETHREN IN CHRIST CHURCH  
529 W PENN AVE  
CLEONA, PA 17042-3132

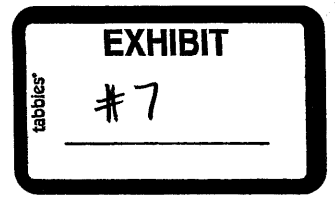
BLAUCH, LISA M  
965 N MILL ST  
LEBANON, PA 17046-9335

tabbles®  
**EXHIBIT**  
#6



NOTICE TO OWNER  
BY THE  
PROPERTY OWNER

posted  
10/28/22



Adorable Paws Grooming and Boarding  
Business Plan

Lisa Blauch, Owner  
Created On August 22, 2022

### **Business Overview**

Adorable Paws Grooming and Boarding is a Dog grooming salon and a licensed boarding facility in Lebanon PA. I aim to provide excellent pet care at a very reasonable price. Here at adorable Paws Grooming and Boarding dogs are taken care of as if they were our family; they deserve the best treatment available. We maintain a safe and dog-friendly environment that assures our clients that their pets are in good hands whenever they leave them at our salon.

### **Services offered**

Adorable Paws Grooming and Boarding will focus on providing dog grooming services to any Client. These services will include day/overnight care, pet grooming.

Lisa Blauch/Owner, will provide instruction on how to do dog grooming and caring specific to the needs of the clients and their pets.

### **Customer Focus**

Adorable Paws Grooming and Boarding will serve the residents within a 30 miles radius. We are focused on residents that have pets that are in need of grooming or in need of being watched while their owners are away.

### Management Team

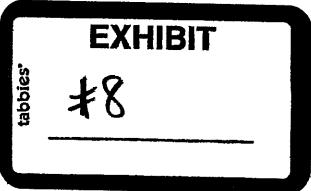
Adorable Paws Grooming and Boarding's founder, [Lisa Blauch] has been in the pet care business for the past 17 years. Her expertise and the Love for Animals is a good asset to this company.

During these 17 years in animal care operations, I have witnessed firsthand success and failure During this time.

### Success Factors

[Adorable Paws Grooming and Boarding] is uniquely qualified to succeed due to the following reasons:

- Our location is in high traffic area, where customers are in need of dog grooming and boarding services.
- I have a great track record of success in the dog grooming and boarding services. With an already full clientele.
- Although the local area has other dog grooming facility, I offer one on one grooming care with all the attention on one client at a time.



For Official Use Only  
25 2319122-370408

# BUILDING & ZONING PERMIT

LEBANON COUNTY PLANNING DEPARTMENT  
ROOM # 206, MUNICIPAL BUILDING, LEBANON, PA. 17042

Municipality North Annville Twp Date Jan 5 20 11 PERMIT NO. 1-11

### TO BE FILLED IN BY APPLICANT:

Application is hereby made for a permit in compliance with the current zoning regulations of the above stated municipality. Applicant hereby certifies the plot plans submitted with this application are correct and no changes will be made without submitting a written plan of such changes. Application shall be considered complete when application fee is paid and application is signed by applicant. Additional building code permit required, where indicated by item #12.

- Property Owner(s) LISA M. BLANCH
- Owner(s) Address 965 N. MILL ST, LEBANON PA 17016
- Applicant LISA M. BLANCH - 867-1252 Address same as #2
- Contractor NA Address same as #2
- Location of Property 965 N. MILL ST, LEBANON PA 17016
- Lot Area: 1.14 sq. ft./acres Lot Dimensions irregular
- Present Uses and Structures SFD
- On-Site Sewage Permit No. 258814  Well Corner Lot? Yes  No  
 Public Sewer Tap-On Permit No: \_\_\_\_\_  Public Water
- Off-Street Parking Spaces: Present: 6 Proposed Total: 6

10. NATURE OF PROPOSED PROJECT(S):		DESCRIPTION OF MATERIALS:		PROPOSED SIZE, USE AND COST	
Project A	Project B	Project A	Project B	A:	B:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>24.2 x 22 1/2 x 1500</u> ft.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Use <u>DOG SHED</u>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Use _____	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total Cost <u>0-</u>	

- Road Encroachment Permit: Borough or Township \_\_\_\_\_ State \_\_\_\_\_ Applicant advised that a highway occupancy permit is required from PaDOT prior to driveway access to State Highway.
- Building Code Permit:  Not Required  Required - where required, construction activity may not commence before issuance.

13. REMARKS: App advised to contact DWAYNE R. HUNT of Commonwealth Code Inspection Service Inc. 717-272-5759.

14. Fee: \$ 20.00 Date Paid 1-5-11 Signature of Applicant \_\_\_\_\_ Date of Signature 1-5-11

### TO BE FILLED IN BY ZONING OFFICER:

The following shall be the MINIMUM requirements for the proposed project(s) in the R1 district as described in the Zoning Ordinance of the above stated municipality: Plot Plans submitted?  Yes /  No /  Not required

	Project A	Project B	
FRONT YARD SETBACK:	<u>50</u>		feet from road right-of-way line.
REAR YARD SETBACK:	<u>50</u>		feet.
SIDE YARD SETBACK:	<u>20</u>		feet each side.
	or		feet interior side and _____ feet street side.
	or		feet one side, with a combined total of _____ feet for both sides.
MINIMUM OFF-STREET PARKING SPACES	<u>6</u>		MINIMUM LOADING SPACES _____
MAXIMUM NO. OF SIGNS	_____		MAXIMUM SIGN AREA _____ sq. ft. each MAXIMUM LOT COVERAGE <u>20</u> %

### CERTIFICATION:

- The proposed work and use DOES / DOES NOT comply with the Zoning Ordinance.
- A VARIANCE / SPECIAL EXCEPTION / APPEAL was granted in ZHB Case No. \_\_\_\_\_
- A permit for the above stated work is hereby GRANTED / REFUSED on this 5 day of Jan, 20 11
- This Permit expires on the 3 day of July, 20 13.

This certificate does not in any way relieve the owners, or any other person or persons in possession or control of the building, or any part thereof, from obtaining such other permit or licenses as may be prescribed by law for the uses or purposes for which the land or building is designed or intended, nor from complying with any lawful order issued with the object of maintaining the building or land in a safe or lawful condition, nor from complying with any regulations specified in property deed restrictions. A separate building code permit is required in some municipalities in addition to this permit, as per item #12. Permit is subject to possible appeal by any party for a period of 30 days after issuance. Permit may expire if work described \_\_\_\_\_  
Zoning Officer

I hereby certify that this is an accurate and true description of the property and placement of structures on said property for which this Permit is secured.

Applicants Signature

APPROVED  
DATE 1-5-11

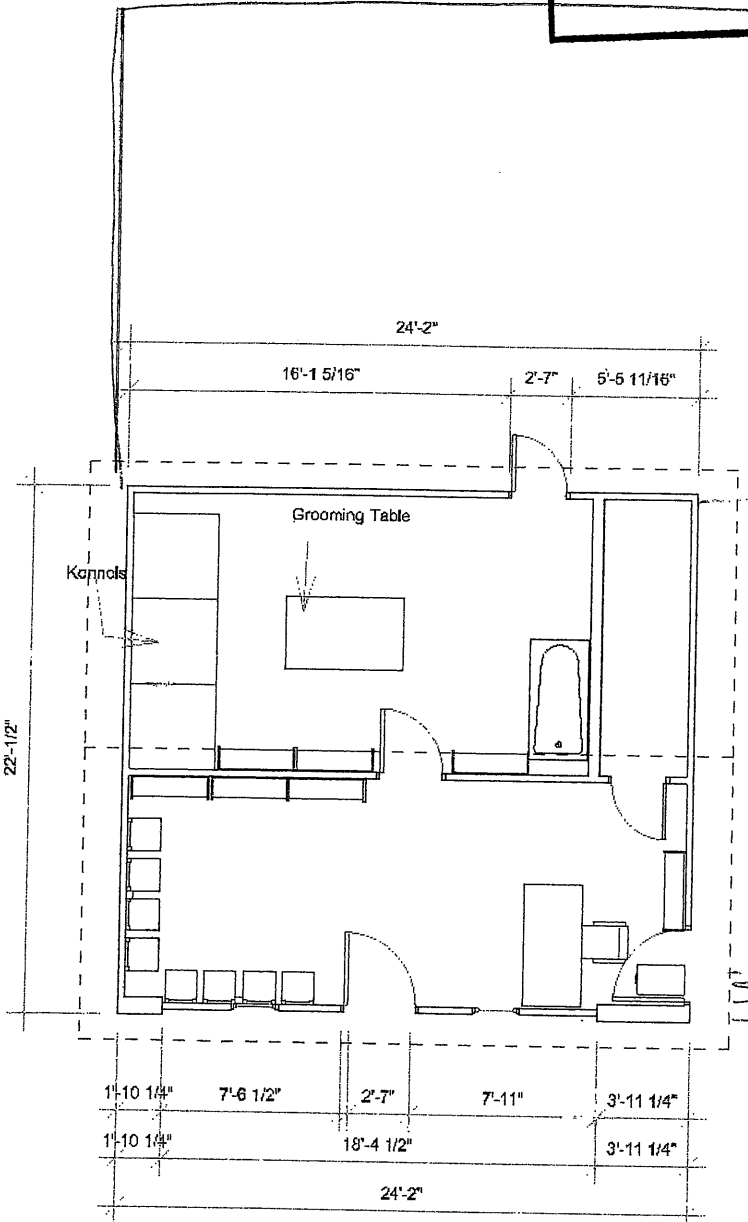
Signature

BP # 1-11  
NORTH ANNVILLE  
Twp

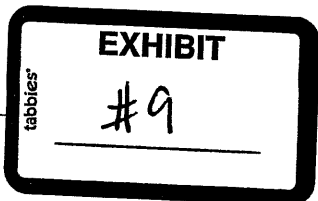
EXISTING  
HOUSE

EXISTING  
GARAGE →

EXISTING  
HOUSE



MILL STREET



For Official Use Only  
25:2319122-370408

# ZONING PERMIT

LEBANON COUNTY PLANNING DEPARTMENT  
400 S. 8<sup>TH</sup> STREET – ROOM 206 – LEBANON, PA 17042

Municipality: North Annville Township DATE: August 11, 2022 ZONING PERMIT NO. 18-22

### TO BE FILLED IN BY ZONING OFFICER

Application is hereby made for a permit in compliance with the current zoning regulations of the above stated municipality. Applicant hereby certifies the plot plans submitted with this application are correct and no changes will be made without submitting a written plan of such changes. Application shall be considered complete when application fee is paid and application is signed by applicant and Zoning Officer. **Additional permits may be required, where indicated by item #14.**

- 1. Property Owner(s) Lisa M. Blauch Telephone No. 717-867-1252
- 2. Owner(s) Address 965 North Mill St. Lebanon, Pa, 17042 Written Approval from owner (if renting) \_\_\_\_\_
- 3. Applicant John Blauch Address Same as #2
- 4. Contractor Tol Building Address PO Box 542, Toast, NC 27069
- 5. Workers Compensation  Workers Compensation Exemption \_\_\_\_\_ Workers Compensation Exempt (Owner) \_\_\_\_\_
- 6. Location of Property 965 North Mill Street Lebanon, Pa. 17046
- 7. Lot Area 1.14 Acres sq. ft. / acres Lot Dimensions Irregular
- 8. Present Uses and Structures Single family dwelling, shed (to be removed)
- 9. No. of Units Existing 2 No. of Units Proposed 1
- 10. Public Sewer Tap-on Permit No. \_\_\_\_\_ Public Water Connection \_\_\_\_\_ Corner Lot YES  NO   
On-Site Sewage Permit No.  Well  Removal Permit (Mobil Home) \_\_\_\_\_
- 11. Off-Street Parking Spaces: Present: 2 Proposed Total: 2

12. NATURE OF PROPOSED PROJECT(S):		DESCRIPTION OF MATERIALS:		PROPOSED SIZE:
Project A	Project B	Project A	Project B	A: 24' X 30' ht. 10'
<input checked="" type="checkbox"/>	<input type="checkbox"/> Erect a New Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/> Frame	Proposed Use <u>Pole barn</u>
<input type="checkbox"/>	<input type="checkbox"/> Replace a Structure	<input type="checkbox"/>	<input type="checkbox"/> Block	B: 11' X 17' ht. _____
<input type="checkbox"/>	<input type="checkbox"/> Add to a Structure	<input type="checkbox"/>	<input type="checkbox"/> Brick	Proposed Use <u>Remove shed</u>
<input type="checkbox"/>	<input type="checkbox"/> Erect / Replace a Sign	<input type="checkbox"/>	<input type="checkbox"/> Alum. Siding	Total Cost: <u>\$ 15,298</u>
<input type="checkbox"/>	<input type="checkbox"/> Change of Use	<input type="checkbox"/>	<input type="checkbox"/> Vinyl Siding	
<input type="checkbox"/>	<input type="checkbox"/> Home Occupation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Mobile Home	
<input type="checkbox"/>	<input checked="" type="checkbox"/> Other *	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Other *	

13. Road Encroachment Permit: Borough or Township  State N/A  
Applicant advised that a highway occupancy permit is required from PaDOT prior to driveway access to a State Highway.

14. Building Code Permit: Not Required  Residential Required \_\_\_\_\_ Commonwealth Code Required \_\_\_\_\_

15. REMARKS: Applicant is aware that it is the responsibility of the property owner to locate any easements or right of ways. No construction shall be done in any easements or right of ways. Pole barn will be used for personal storage.

16. FEE: 35.00 Date Paid: 8-11-2022 Signature of Applicant: [Signature] Date: 8/11/22

### TO BE FILLED IN BY ZONING OFFICER

The following shall be the MINIMUM requirements for the proposed project(s) in the R1 district as described in the Zoning Ordinance of the above stated Municipality. Plot Plan submitted? (YES / NO / Not Required)

	Project A	Project B	Project C	
Front Yard Setback	<u>NA</u>	<u>NA</u>	_____	feet from road right-of-way line.
Rear Yard Setback	<u>10'</u>	<u>NA</u>	_____	feet from property line or Alley.
Side Yard Setback	<u>10'</u>	<u>NA</u>	_____	feet each side.
Or	_____	_____	_____	feet interior side and _____ feet street side.
Or	_____	_____	_____	feet one side, with a combined total of _____ feet for both sides.
MAXIMUM OFF-STREET PARKING SPACES <u>2</u>		MINIMUM LOADING SPACES <u>N/A</u>		
MAXIMUM NO. OF SIGNS <u>N/A</u>		MAXIMUM SIGN AREA <u>N/A</u> sq. ft. each		MAX LOT COVERAGE <u>20</u> %

### CERTIFICATION:


- 1. The proposed work and use DOES / DOES NOT comply with the Zoning Ordinance.
- 2. A VARIANCE / SPECIAL EXCEPTION / APPEAL was granted in the ZHB Case No. \_\_\_\_\_
- 3. A permit for the above stated work is hereby GRANTED / REFUSED on this 11th day of August, 2022.
- 4. This Permit expires on the 11th day of August, 2024.

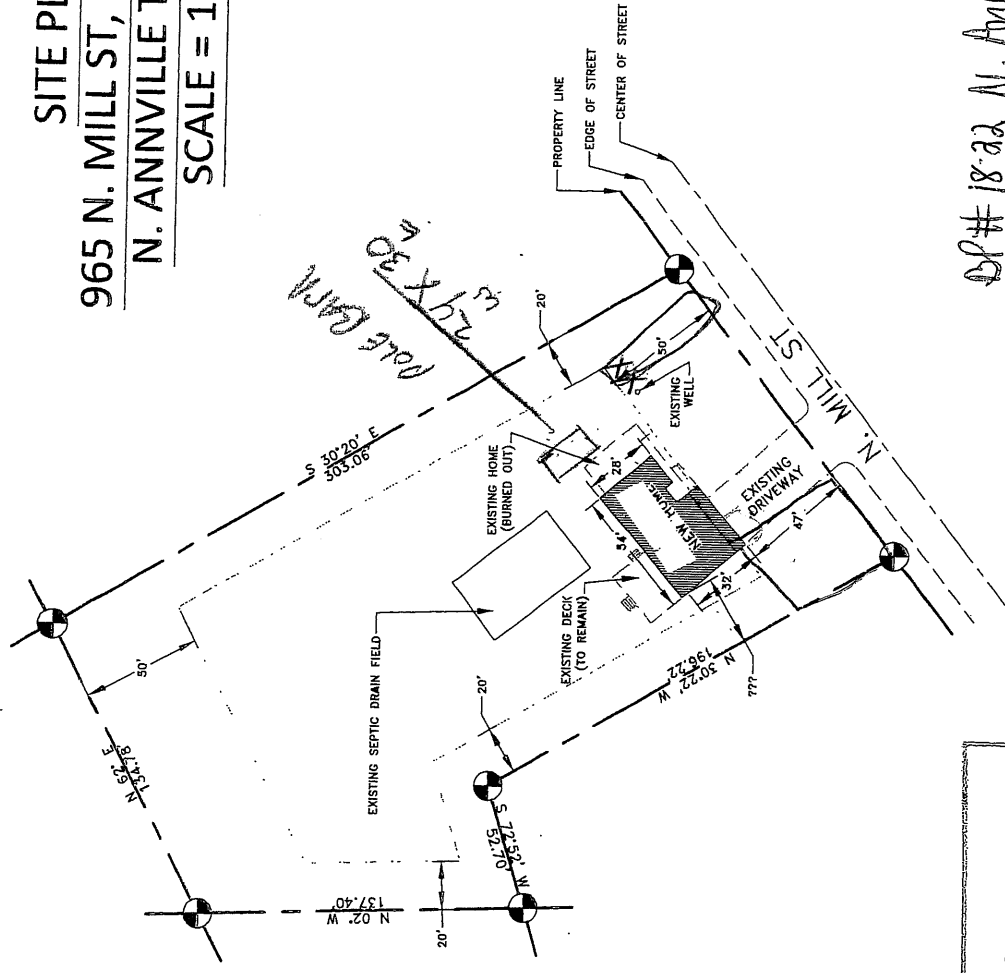
[Signature]  
Zoning Officer

This certificate does not in any way relieve the owners, or any other person or persons in possession or control of the building, or any part thereof, from obtaining such other permit or licenses as may be prescribed by law for the uses or purposes for which the land or building is designated or intended, nor from complying with any lawful order issued with the object of maintaining the building or land in a state or lawful condition, nor from complying with any regulations specified in property deed restrictions. A separate building code permit is required in some municipalities in addition to this permit as per item #14. Permit is subject to possible appeal by any party for a period of 30 days after issuance. Permit may expire if work described therein has not begun within 90 days after issuance.




**SITE PLAN**  
**965 N. MILL ST, LEBANON PA**  
**N. ANNVILLE TOWNSHIP**  
**SCALE = 1" = 20'**

APPROVED:	DATE: 04-26-2019	SCALE: AS NOTED	DRAWN BY: NATE WENGER	PROPOSED CONSTRUCTION FOR: <b>JOHN &amp; LISA BLAUCH</b> 956 N. MILL ST, LEBANON PA 17046	 PARTIAL 4640
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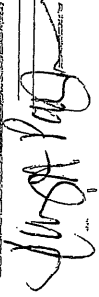
DP# 18-22 N. Annville Twp.

I hereby certify that this is an accurate and true description of the property and placement of structures on said property for which this permit is secured.

  
 Applicants Signature

**APPROVED**

DATE 8-11-22

  
 Nate Wenger