

PETITION FOR APPEAL
BEFORE THE ZONING HEARING BOARD
OF NORTH ANNVILLE TOWNSHIP
LEBANON COUNTY, PENNSYLVANIA

CASE # 1-23

DATE 12/15, 2023

APPELLANT/PETITIONER(S) Country Lane Furniture

ADDRESS 10 Nathan Lane, Annville, PA 17003

PROPERTY LOCATION 10 Nathan Lane, Annville, PA 17003

OWNER(S) Annville Associates, LP

ADDRESS 10 Nathan Lane, Annville, PA 17003

Reasons for Appeal/Petition:

Appellant is Country Lane Furniture, situate in the General Commercial District of North Annville Twp. It has an existing building containing 61,649 square feet at the above premises. Appellant seeks a dimensional variance to section 404.3, lot area and yard requirements in order to construct two building additions; one being 24,750 square feet on the north side of the existing building and the other being 4,983 square feet on the west side of the existing building. In addition, proposed paving of 8,311 square feet is proposed on the northeast side of the existing building.

The proposed additions would put the lot coverage at 182,954 square feet, being 30,906 square feet over the maximum coverage area permitted by ordinance. The attached variance plan provides additional data on the variance being sought.

Fee of \$ ⁴⁰⁰~~400~~ received on 12/15/2023 #~~28385~~²⁸³²⁰

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.

JS Scott Weaver

Scott Weaver

VARIANCE CRITERIA

The Pennsylvania Municipal 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 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.

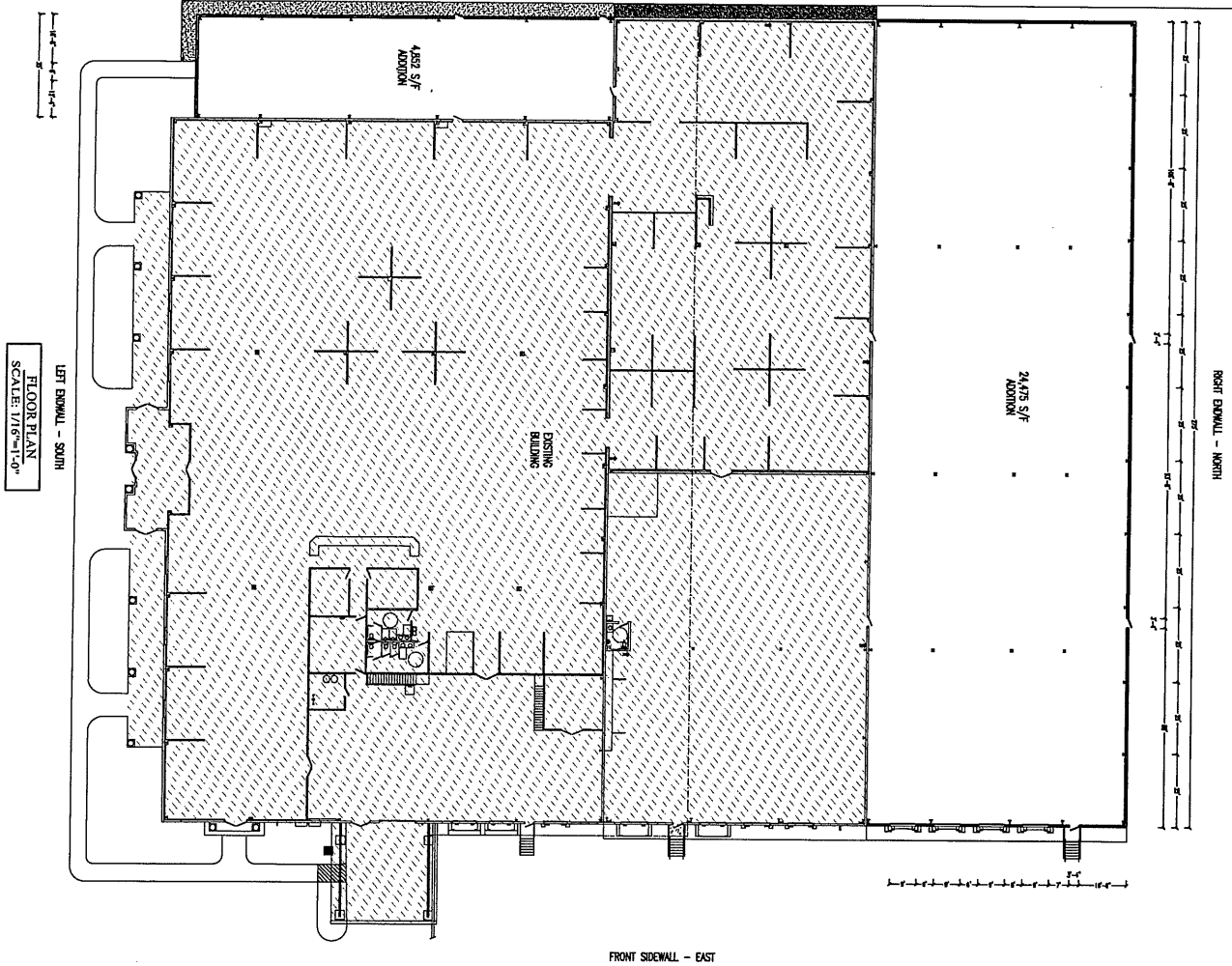
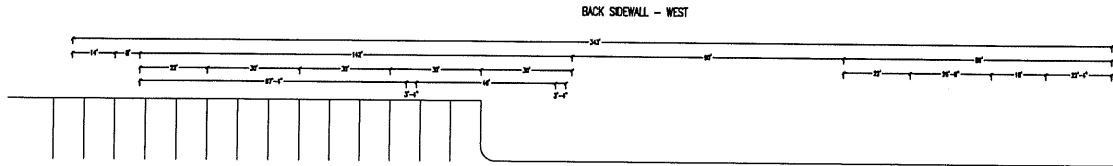
5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

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 Appellant/Petitioner



FLOOR PLAN
SCALE: 1/16"=1'-0"

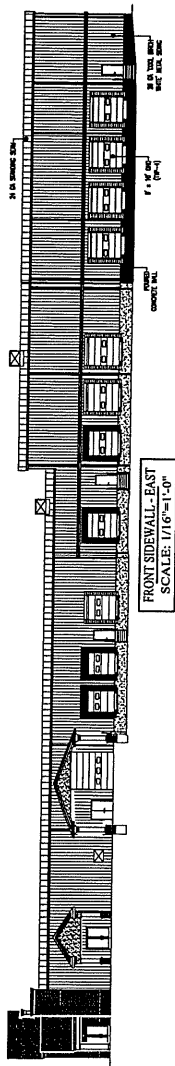
A.1

DATE: 08/09/23	DESIGNER: JMS
PROJECT: COUNTRY LANE FURNITURE	CLIENT: JMS
FLOOR PLAN	

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COUNTRY LANE FURNITURE
 10 NATHAN LANE, ANNVILLE, PA 17003
 NORTH ANNVILLE TOWNSHIP - LEBANON COUNTY

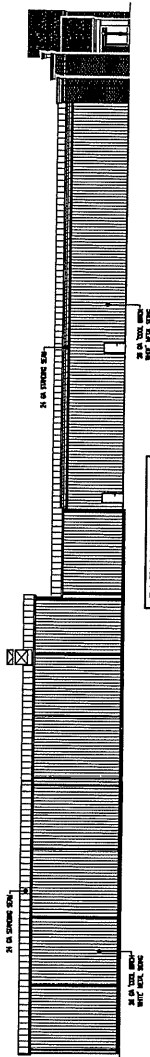
HOOVER BUILDING SPECIALISTS
 PHONE: 610-873-4340 FAX: 610-873-4346
 8918 HORSERIDGE PIKE, HONEY BROOK, PA 19344



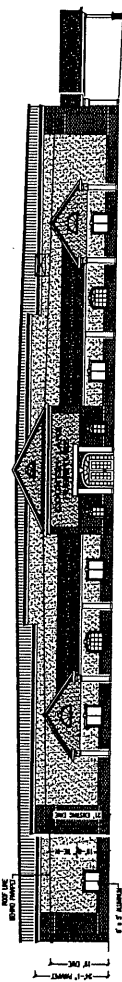
FRONT SIDEWALL - EAST
SCALE: 1/16"=1'-0"



RIGHT ENDWALL - NORTH
SCALE: 1/16"=1'-0"



BACK SIDEWALL - WEST
SCALE: 1/16"=1'-0"



LEFT SIDEWALL - SOUTH
SCALE: 1/16"=1'-0"

NOTICE OF PUBLIC HEARING

The Zoning Hearing Board of North Annville Twp. will meet in public session, on Tue. Feb 6, 2024 @ 6:30 p.m. in the Union Water Works bldg 2875 Water Works Way, Annville, 17003, to hear a petition for variance from Annville Associates, 10 Nathan Ln. Annville, Pa 17003, GPIN# 25:2306286-363753. The property is in the C General Commercial Zoning District. Petitioner seeks approval to exceed the allowable lot coverage. Variance is sought to Section 404.3 of the North Annville Township Zoning Ordinance, Questions and concerns may contact LCPD @ 228-4444.