

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

CASE # 1-24

DATE: 4/30/2024

APPELLANT/PETITIONER(S): Susan Kleinfelter

ADDRESS: 226 S Center St Cleona, Pa. 17042

PROPERTY LOCATION: 2739 Cedar Run Rd. Lebanon, Pa. 17046

OWNER(S): Susan Kleinfelter

ADDRESS: 226 S Center St Cleona, Pa. 17042

Reasons for Appeal/Petition:

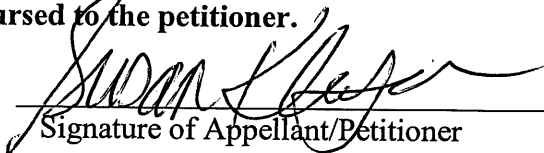
Petitioner is the owner of a 1.42-acre parcel, 2739 Cedar Run Rd, Lebanon, Pa_17046, North Lebanon Township, GPIN# 25:2315104-377939. The property is located in the A Agricultural Zoning District. The property is improved with a single-family dwelling, detached garage and shed. The property has a private well and septic.

Petitioners propose to replace the existing single-family dwelling.

Variance is sought to Article IV 401.4 Lot and Yard Requirements of the North Annville Township Zoning Ordinance to allow the proposed dwelling to be located 33' from the ROW within the required 50' setback.

Fee of \$ ⁴⁰⁰400 received on 4/30/2024 Check ¹⁵⁶²1561

I hereby certify the above to be correct and accurate. Furthermore, in accordance with Section 908(7) of the Pennsylvania Municipalities Planning Code, a stenographic record of the proceedings shall be kept. The appearance fee for a stenographer shall be shared equally by the applicant and board, therefore, I agree to pay a minimum deposit fee of \$87.50 to North Lebanon Township for the appearance and acknowledge additional fees may be required. Any unused fees will be reimbursed to the petitioner.


Signature of Appellant/Petitioner

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.

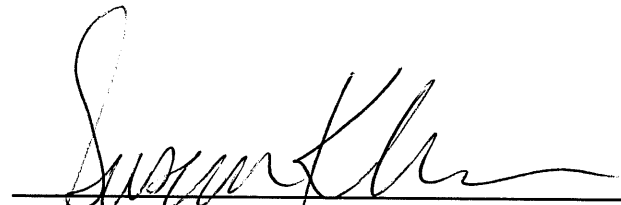
3) That such unnecessary hardship has not been created by the appellant.

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 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.

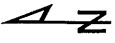
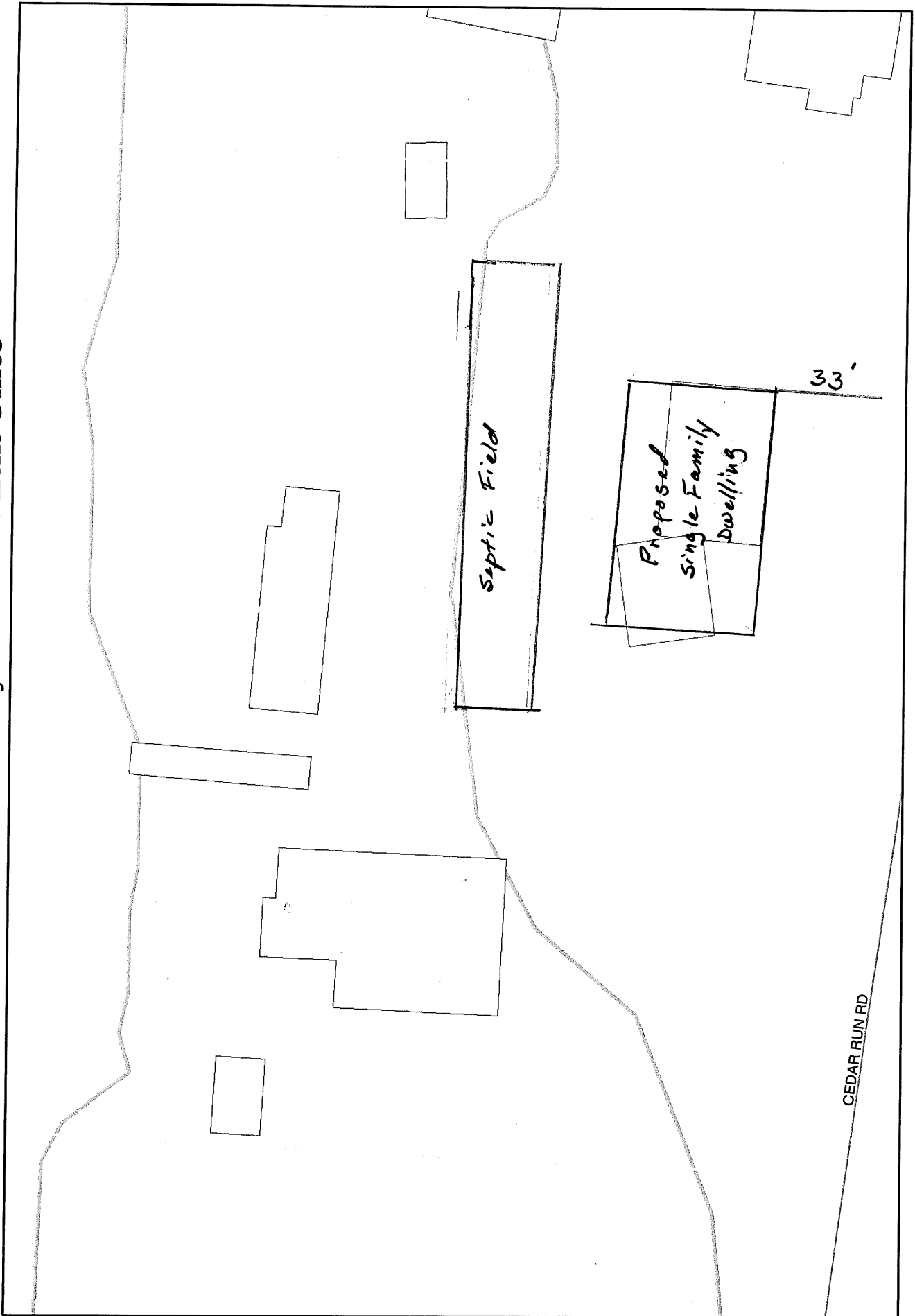
I hereby acknowledge that I have read and understand the above criteria.



Signature of Appellant/Petitioner

Lebanon County Tax Assessment Office

- Tax Parcels Tract Subdivision Lot Municipal Boundary
- Roads Buildings Buildings Under Construction County Boundary



Disclaimer:
 Tax maps show the approximate boundaries of taxable and non-taxable property. The property boundaries depicted should not be interpreted as the legal boundary description. The legal boundary description can be obtained from the property's deed.



1 inch = 36.46 feet

Tax Maps Compiled from 1997 Aerial Photography
 Map Projection - PA State Plane Coordinate System
 South Zone, NAD83, Coordinates in Feet

0 10 20 Feet
 ++++++



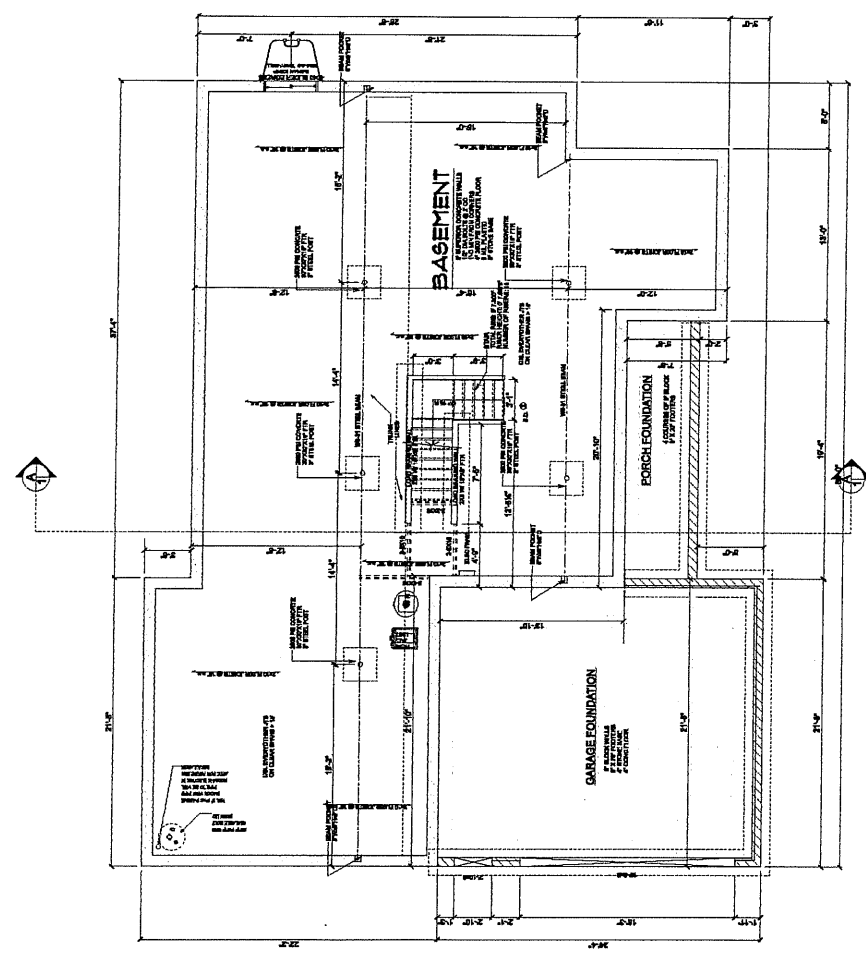
GOODY'S HOME DESIGN
 DRAFTING - 3D RENDERINGS - DESIGN
 P: 717-655-3145 F: 717-281-3988
 www.goodyshomedesign.com

DATE: 4/10/04
 SCALE: 1/4" = 1'-0"
 CLIENT: KLENFELTER RESIDENCE
 ADDRESS: 219 CEDAR RUN RD
 LEBANON, PA 17046

APPROVED BY: [Signature]
 CLIENT: KLENFELTER RESIDENCE
 PROJECT: 219 CEDAR RUN RD
 LEBANON, PA 17046

AREA SCHEDULE	NAME	AREA
FIRST FLOOR	1100 S.F.	1100 S.F.
SECOND FLOOR	840 S.F.	840 S.F.
BASEMENT	1000 S.F.	1000 S.F.
UNFINISHED GARAGE	1000 S.F.	1000 S.F.
TOTAL	3940 S.F.	3940 S.F.

APPROVED BY: [Signature]

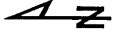
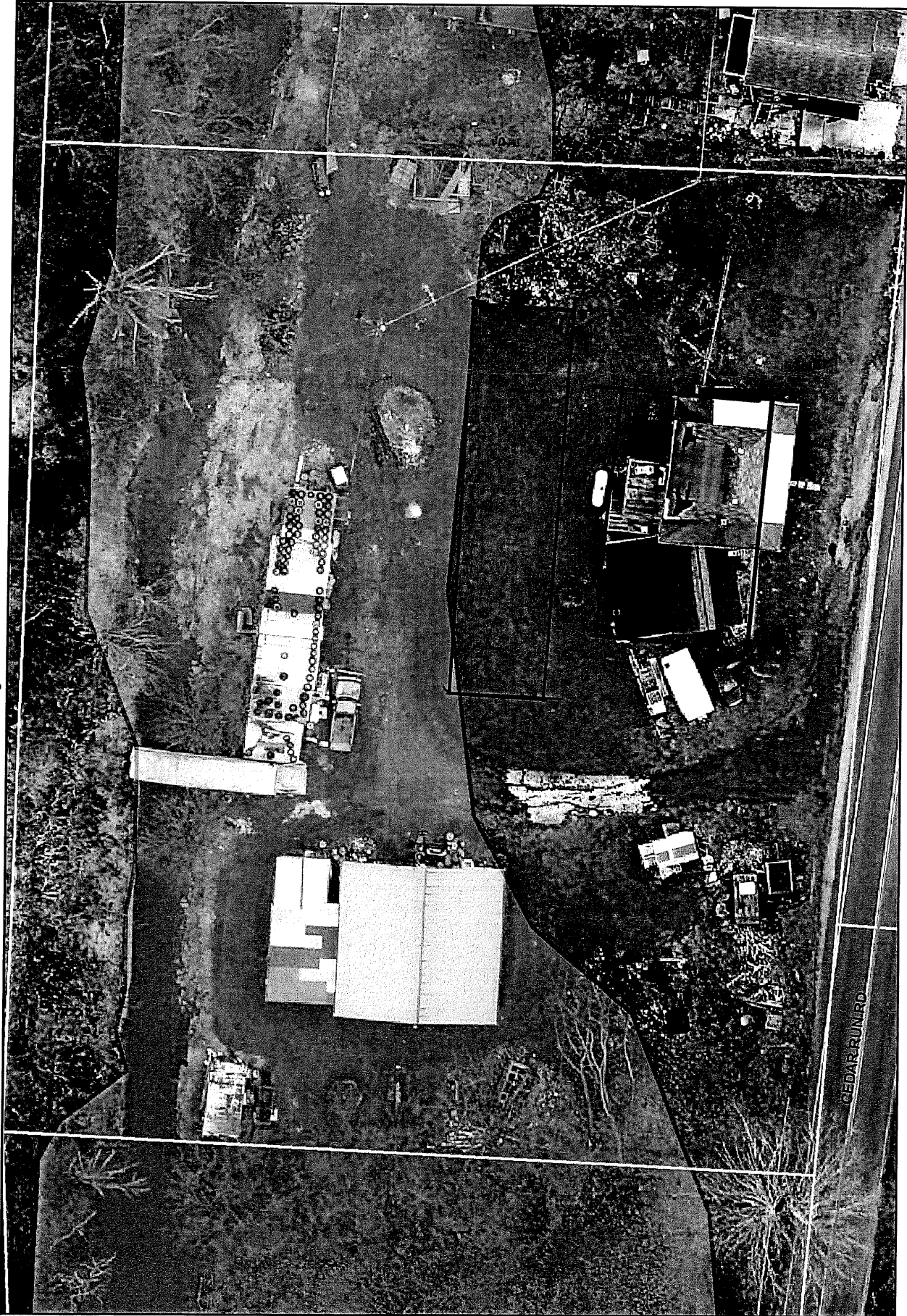


FOUNDATION
 SCALE: 1/4" = 1'-0"

HOME PLANS ARE COPYRIGHTED
 PERMITTEE HAS OBTAINED A COPYRIGHT MAY BE EXTENDED.
 THE REPRODUCIBLE PARTS ARE REQUIRED TO PAY FOR THE HOME DESIGNER/ARCHITECT.
 THE COPYRIGHT LAW ALSO APPLIES TO THE HOME DESIGNER/ARCHITECT. THE COPY THAT IS NOT THE ORIGINAL MATERIALS, THE ORIGINAL MATERIALS, WHICH MAY BE REQUIRED TO PAY FOR THE ORIGINAL MATERIALS, WHICH MAY BE REQUIRED TO PAY FOR THE ORIGINAL MATERIALS, WHICH MAY BE REQUIRED TO PAY FOR THE ORIGINAL MATERIALS.

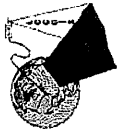
Lebanon County Tax Assessment Office

- Tax Parcels
- Roads
- ▭ Tract
- ▭ Buildings
- ▭ Subdivision Lot
- ▭ Buildings Under Construction
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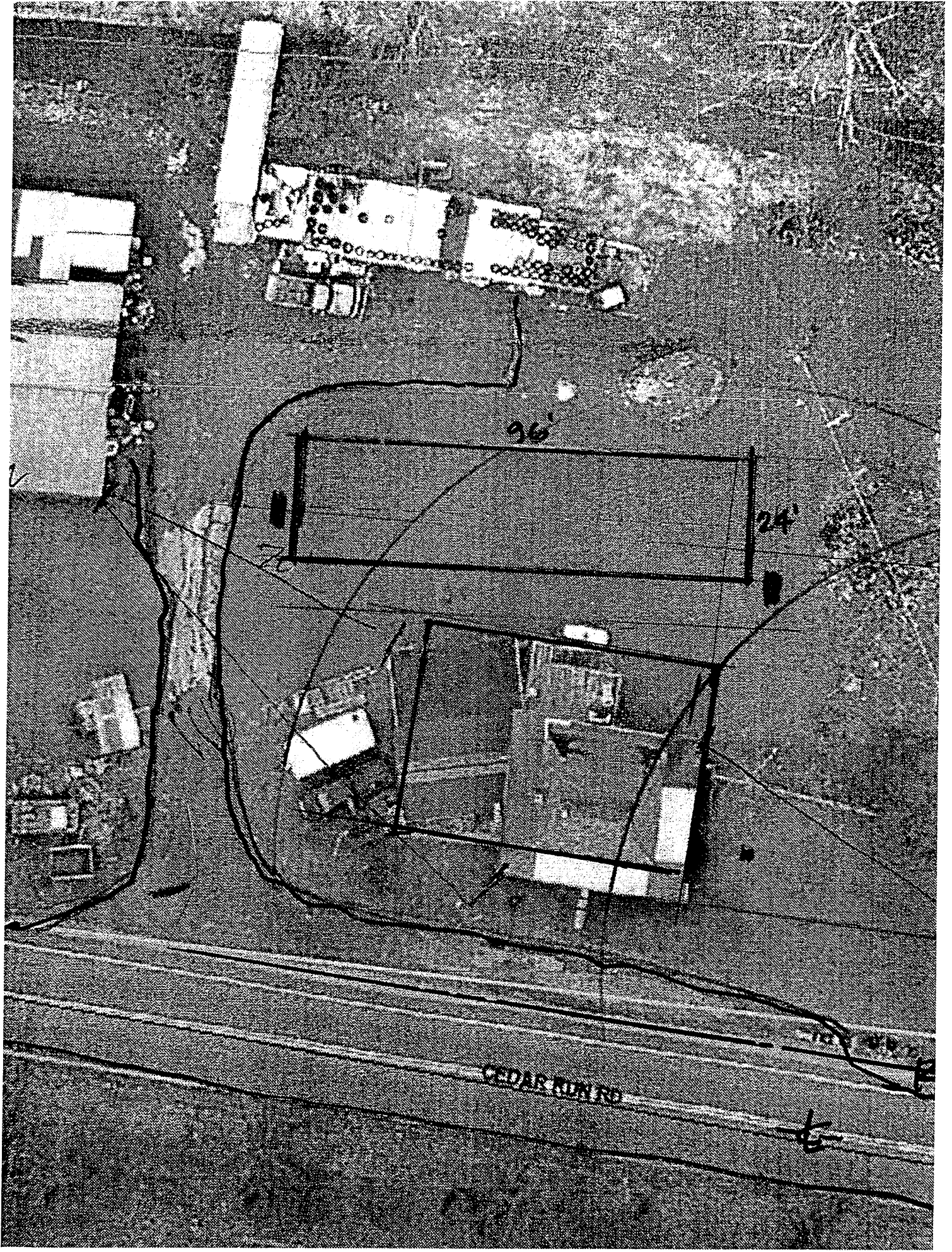
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Tax Maps Compiled from 1997 Aerial Photography
 Map Projection - PA State Plane Coordinate System
 South Zone, NAD83, Coordinates in Feet

0 10 20 Feet
 HHHHHH



96'

24'

CEDAR HURD

E

Variance

Dimensional variance from required front yard setback 33 foot instead of the 66,5
Site appropriate section impossible to build with out the variance

50'