

NOTICE OF PUBLIC HEARING

The ZHB of Millcreek Twp. will meet in public session, Tues. August 29, 2023 @ 7pm in the Twp. Bldg., 81 E. Alumni Ave., Newmanstown, Pa, to hear a petition for Variance from William, Marie & Daniel Hogeland. Petitioners are the owners of a 15 acre property, GPIN: 24:2394545-371426, 5 Hogeland Rd., Newmanstown, Pa, Millcreek Twp. The property is located in the R1 Zoning District and is improved with a single family dwelling and 2 barns. Petitioners propose to operate an event space on the property. Variance is being sought to Section 7.02 of the Millcreek Township Zoning Ordinance for the proposed use. Questions and concerns may contact LCPD @ 228-4444.

RECEIVED
AUG 07 2023

PETITION FOR
BEFORE THE ZONING HEARING BOARD
OF

LEBANON COUNTY, PENNSYLVANIA

CASE # 2-23

Filed 7/10/23

DATE: 6/29/23

APPELLANT/PETITIONER(S) Jill E. Nagy, Esq. and Summers Nagy Law Offices

ADDRESS: 35 South Duke Street, York, PA 17401

PROPERTY LOCATION: 5 Hogeland Road, Newmanstown, PA 17073

OWNER(S): William C. Hogeland and Marie A. Hogeland

ADDRESS: 5 Hogeland Road, Newmanstown, PA 17073

Reasons for Appeal/Petition:

Petitioners, on behalf of Owners, seek a variance from Section 7.02 of the Millcreek Township Zoning Ordinance. Specifically, Owners wish to convert an existing barn on the site into an event space. The property is currently zone R-1. Event spaces are not a permitted use under R-1 zoning, nor are they covered by any special exception. As such, Owners require a use variance permitting them to operate an event space on the property. A plan for the proposed event space is attached hereto.

Fee of \$ 400 received on 7/10/23 Check # 3058
300 7/10/23 3059



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

BUILDING
HOGE LAND
5 Hogeland Rd, New

CODE REVIEW NOTES:

USE GROUPS: (303.3)

FIRST FLOOR
A-2 BANQUET HALL/ENTERTAINMENT SPACE

OCCUPANT LOAD: (TABLE 1004.5)

ASSEMBLY WITHOUT FIXED SEATS = 203 OCCUPANCY (3048/15 = 203) (POSTED MAX OCCUPANCY 99 OR LESS)

CONSTRUCTION TYPE: (602.4)

TYPE IV (TIMBERFRAME/JOIST/HUT)

BUILDING HEIGHTS AND AREAS: (504 & 505)

BLDG HEIGHT (FOR A-1,) = 25'
STORIES A-2 = 1,
AREA: A-2 = 3,048 SF

SPRINKLER REQUIREMENTS: (903.2.1.2) (NOT REQUIRED)

A-2 = NOT REQUIRED

1. FIRE AREA EXCEEDS 5,000 SF - NO
2. FIRE AREA HAS AN OCCUPANT LOAD OF 100 OR MORE - NO
3. THE FIRE AREA IS LOCATED ON A FLOOR OTHER THAN A LEVEL OF EXIT DISCHARGE SERVING SUCH OCCUPATIONS - NO

BATHROOM

WATER CLOSETS 1 PER 75

LAV 1 PER 200

SERVICE SINK 1

DRINKING FOUNTAIN 1 PER 500 (NOTE DRINKS & FOOD PROVIDED BY OUTSIDE CATERING SERVICE)

GENERAL DESIGN CRITERIA

ROOF LIVE LOAD (TCLL): 40 PSF SNOW LOAD
FLOOR LOAD (LL): 100 PSF

WIND SPEED: 90 MPH (115 Vuh)
EXPOSURE ZONE: B
SEISMIC DESIGN CAT.: B
SOIL DESIGN PRESSURE: 2500 PSF (ASSUMED)

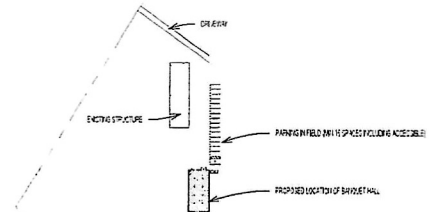
REFERENCE CODES

IEBC 2016 - EXISTING BUILDING CODE LEVEL 3 ALTERATIONS
IBC 2016
IMC 2016
IPC 2016
IECC 2016
IFC 2016
NEC
NFPA70
ANSI 2017 A117.1

PARKING:

MILL CREEK TOWNSHIP ZONING ORDINANCE
EATING PLACES / BARS / TAVERNS = 1 SPACE PER 200 SF OF FLOOR AREA OR ONE SPACE PER TWO SEATS WHICHEVER REQUIRES A
GREATER NUMBER OF PARKING SPACES

3,048 SF / 200 = 15.24 (16 PARKING SPACES / ONE OF THESE ACCESSIBLE)



GENERAL NOTES:
INTENT OF PLAN TO DEMONSTRATE LOCATION OF
PROPOSED PARKING SPACES

SURVEY- PROPERTY LINE DISTANCES ARE TAKEN FROM
ONLINE SOURCES (PARCEL LOCATOR/ MAPS/ ETC.) NOT A
FIELD SURVEY.







*** FIELD VERIFY ALL DIMENSIONS ***

ZONING PLAN

② SITE SKETCH
1" = 160'-0"

PLAN DESIGN IS BASED UPON THE CONSTRUCTION TYPE AND USE GROUP
NOTED HEREON. C2C DESIGN GROUP, LLC IS NOT RESPONSIBLE FOR ANY
DEFICIENCIES, VIOLATIONS, DAMAGE OR INJURY WHICH MAY OCCUR AS A
RESULT OF A DIFFERENT USE OR CONSTRUCTION TYPE, OTHER THAN THAT
WHICH IS NOTED, FOR THE PROPOSED IMPROVEMENTS DESIGNED HEREIN.

PLANS FOR
BUILDING
manstown, PA 17073

LEGEND			
	DOOR LABEL	D.O.	DRYWALL OPENING
		F.R.	FIRE RATED
	WINDOW LABEL	W.O.R.	UNLESS OTHERWISE NOTED
		N.T.S.	NOT TO SCALE
		S.O.G.	SLAB ON GRADE
	SECTION & LOCATION	B.R.G.	BEARING
		P.T.	PRESSURE TREATED
	CALL OUT	F.T.	FLOOR TRUSS
	AREA OF PROPOSED WORK	TYPE A	UNIT TYPE PER ICC117.1
		TYPE B	UNIT TYPE PER ICC117.1
		LR	LIVING ROOM
		BR	BEDROOM
		MED	MECHANICAL ROOM
		PAN	KITCHEN PANTRY
		CL	CLOSET



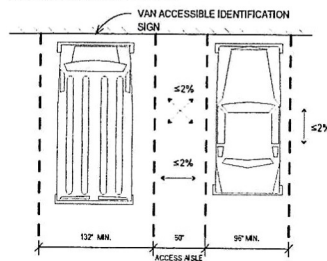
PENNSYLVANIA ACT 187 (1987) REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



LOCATION MAP

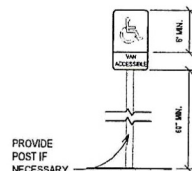
5 HOGELAND ROAD
NEWMANSTOWN, PA 17073

LEBANON Co. / MILLCREEK TOWNSHIP



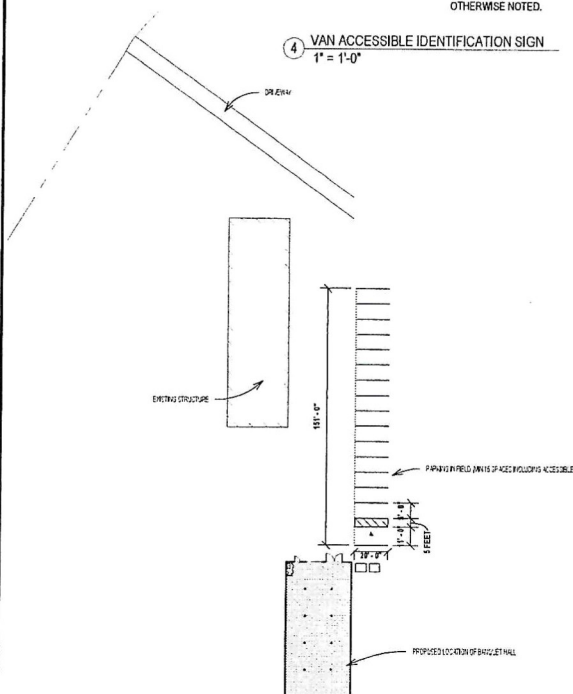
NOTE:
DIMENSIONS ARE IN
INCHES UNLESS
OTHERWISE NOTED.

5 VAN ACCESSIBLE PARKING SIZE
1/8" = 1'-0"



NOTE:
DIMENSIONS ARE IN
INCHES UNLESS
OTHERWISE NOTED.

4 VAN ACCESSIBLE IDENTIFICATION SIGN
1" = 1'-0"



③ SITE SKETCH - PARKING
1" = 50'-0"

[illegible]

DESIGN GROUP

**ENGINEERING AND SURVEYING SOLUTIONS
FROM CONCEPT TO CONSTRUCTION**

TITLE PAGE

C2C DESIGN GROUP

37 EAST PENN AVENUE
WERNERSVILLE, PA
22CDG.COM 610-862-6050

HOGELAND BUILDING

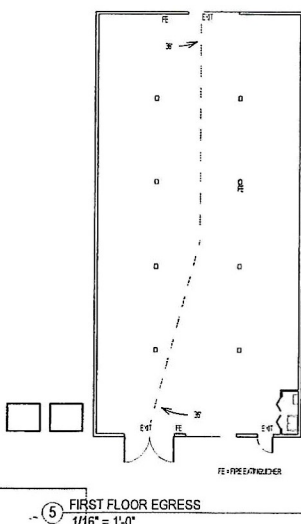
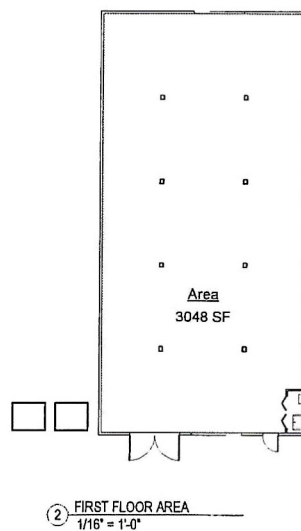
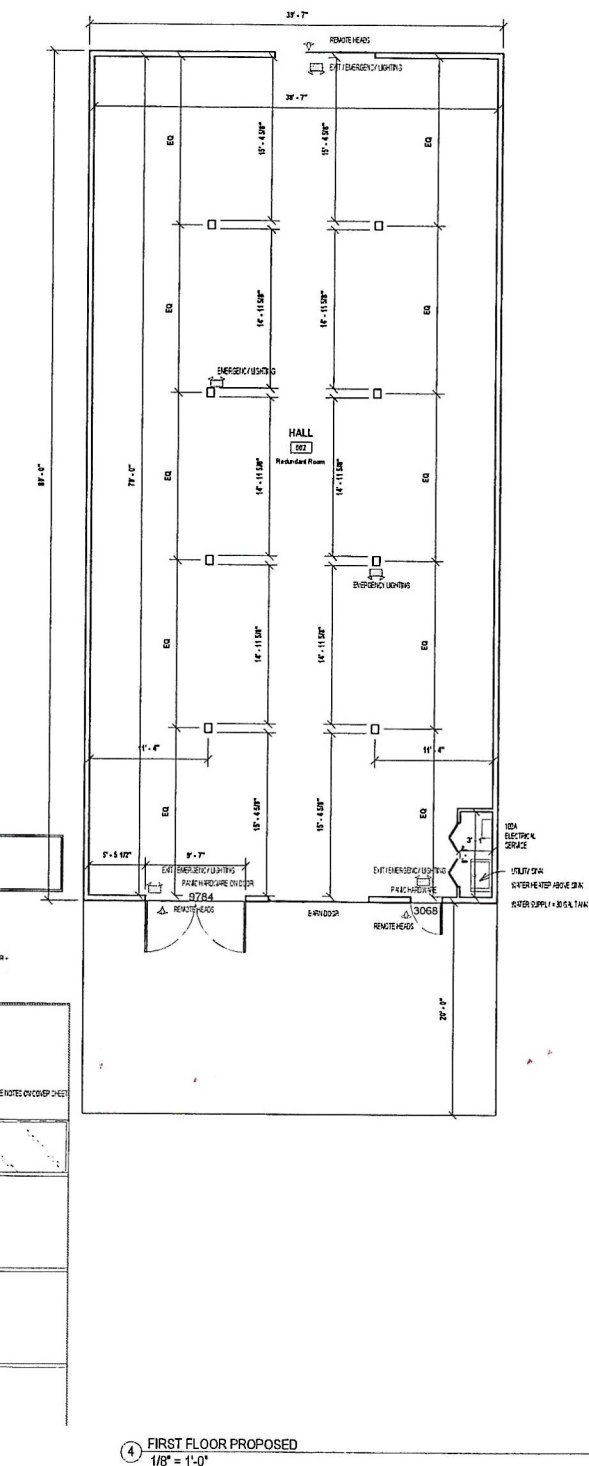
5 HOGELAND RD, NEWMANSTOWN, PA 17073

LEBANON CO., PA

PROJECT NO.:	•
SCALE:	AS NOTED
DRAWN BY:	RWP / SOY
CHECKED BY:	ck
DATE:	05-03-2023
DWG. NO.	
SHEET NO.:	

A0.1

ZONING PLAN

[illegible]