

PETITION FOR  
**variance**  
BEFORE THE ZONING HEARING BOARD  
OF

**Millcreek Township**  
LEBANON COUNTY, PENNSYLVANIA **Amended 11/30/24**

**Filed 11/9/24**

DATE: 12/22/2023

CASE # **1-24**

APPELLANT/PETITIONER(S): Middlecreek Property Holdings LLC / M&B Holdings Company LLC

ADDRESS: 5 Stump Road, Newmanstown PA 17073-9153/ 5 Stump Road, Newmanstown PA

PROPERTY LOCATION: 328 Stricklerstown Road, Newmanstown PA 17073  
(Tax ID # 24-2393207-363844-0000)

334 Stricklerstown Road, Newmanstown PA 17073  
(Tax ID# 24-2393073-363395-0000)

TOWNSHIP: Millcreek Township

OWNER(S): Middlecreek Property Holdings LLC

OWNER(S): M&B Holding Company LLC

ADDRESS: 5 Stump Road, Newmanstown PA 17073-9153

Reasons for Appeal/Petition:

Section 10.02 Permitted Uses in C2 – Requesting a Variance to allow the following uses for this property in the C2 district: Mixed Commercial including Café, Pet Resort, Self Storage Units and contractor office/shops. Many of these uses are permitted in the C-1 district; and would seem reasonable to also allow service establishments in the C2 District. We believe these uses are similar to or less intensive than the uses permitted in the C2 district.

Section 10.03.C Increased side and rear setbacks to 50' & landscaping buffer when abutting a residential zone.

We are requesting relief of these increased setbacks & required landscaping against the adjoining residential zone. These are primary large farms and a lot that appears to have commercial truck bodies storage.

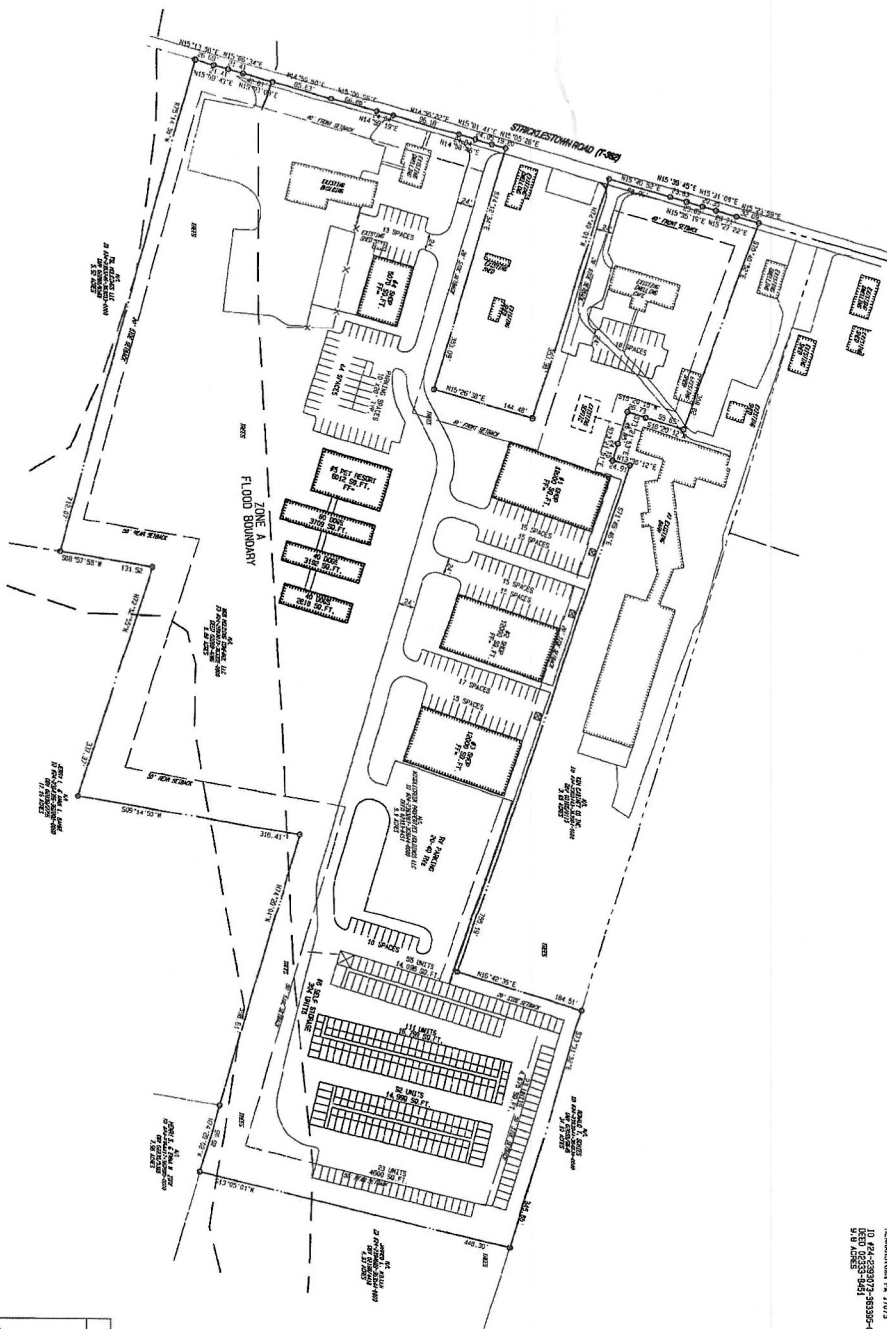
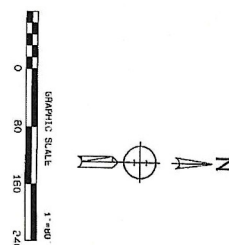
Fee of \$ 400 to Lebanon County Planning Department received on 11/9/24 Check 116  
Fee of \$ 300 to Millcreek Township received on 11/9/24 Check 117

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.

  
Signature of Appellant/Petitioner



- [illegible]



	RETAILED	PROPOSED
NIN. LOT AREA	30,000 SQ. FT.	30,000 SQ. FT.
NIN. LOT WIDTH	150'	150'
MAX. LOT COVER %	50%	50%
FRONT YARD	40'	40'
SIDE YARD	20'/20'	20'/20'
REAR YARD	30'	30'

50' BUILDING SETBACK PER SECTION 10.03.C

6106570014

MIDDLEBURY PROPERTIES HOLDINGS LLC  
5 STUMP ROAD  
MIDDLEBURY, VT 05753

10 #24-2393073-363395-0000  
DEED 02333-8451  
9.9 ACRES

MIDDLE CREEK  
PROPERTIES

328 STICKLERSTOWN RD  
NEWVANTOWN, PA  
17073

DESCRIPTION
TOWNSHIP: MILLCREEK TOWNSHIP
COUNTY: LEBANON

REVISION	DATE	
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SITE ADDRESS:  
328 STRICKLERSTOWN RD  
NEWMANSTOWN, PA 17073




**MACK**  
Engineering Inc

429 BARBARA STREET  
LANDISVILLE, PA 17538  
P: 717-990-8449  
E: [mack@mackengineering.net](mailto:mack@mackengineering.net)  
WWW: [WWW.MACKENGINEERING.NET](http://WWW.MACKENGINEERING.NET)

CIVIL ENGINEERING  
MUNICIPAL ENGINEERING  
LAND PLANNERS

**PA ONE CALL**

**811**



SERIAL#	DATE XX/XX/XXXX
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JOB#CHE-MBD-21-01  
CHECKED BY: MOM  
DRAWN BY: SPE  
DATE: 11/15/2023  
SCALE 1"=80'  
SHEET NO.  
SHEET 10 OF 10

