

Case #	NORTH Cornwall Township Zoning Hearing Board Decisions	Outcome
23-02-ZHB	Case Number 23-02-ZHB. Petitioner Keystone Releaf LLC., 91 Larry Holmes Drive, Suite 200, Easton PA 18042, a medical marijuana dispensary, requests authorization of use by special exception of the Zoning Ordinance, pursuant to Section 203.F(4) and the criteria in Sections 403.A.2, and 404.26 of the North Cornwall Township Zoning Ordinance within the Highway Commercial (C-1) Zone.	Approved
23-01-ZHB	Case Number 23-01-ZHB. Petitioner Pine Hill at Lebanon, LLC, 1616 Fieldcrest Road, Lebanon, PA. 17042, for the property NS Colebrook Road, Lebanon PA 17042, requesting variance from provisions of the Zoning Ordinance, Article 2: 201.M, reducing the front building setbacks on corner lots within the R-1 Zone.	Approved Requires plan note
22-02-ZHB	Case Number 22-02-ZHB. Petitioners Matthew and Katie Robertson, Robertson’s Retrievers and Doodles, 1635 Colebrook Road, Lebanon, PA. 17042, requesting variance from provisions of the Zoning Ordinance, Article 2: 200.C.13.A (Table 2.1), reducing the minimum required lot area for commercial business or fees within the Agricultural Zone.	Approved with conditions
22-01-ZHB	Case Number 22-01-ZHB. Petitioner Sheetz, Inc., 5700 Sixth Avenue, Altoona PA. 16602, requesting variance from the provisions of the Zoning Ordinance Article 3: Section 301 – F.1.a (Table 3.3); allowing driveway radius at 25 and 65 feet, Section 310 – T.3.b; To excuse a landscaping island within the parking row in front of convenience store building, Section 310 - T.1; to allow front yard landscaping strip to be a minimum of 7.8 ft, and to authorize use by Special Exception, for Section 310 - U.4, U, reduction of required parking to 53 parking spaces for the property located at 2150 Cumberland Street, Lebanon, PA. 17042, zoned Highway Commercial (C-1).	Approved

20-01-ZHB	Case Number 20-01-ZHB. Petitioner Irwin M. Nolt, 1555 Colebrook Road, Lebanon, PA. 17042, requesting variance of Required Minimum Yard Setbacks as listed in Zoning Ordinance 295, Section 200.H, Table 2.3; Required Minimum Yard Setbacks, changing from Rear set back of 50ft to Rear set back of 20ft.	Denied
19-02-ZHB	Case Number 19-02-ZHB. Petitioner C & S Construction, LLC, on behalf of property owner Michael Stefanski, 25 Wheatland Circle, Lebanon, PA. 17042, request variance from Zoning Ordinance 295, Section 201.M, Table 2.4, footnote #2; for the purpose of establishing setbacks, any accessory building larger than 480 sq. ft. shall comply with principle structure setbacks, of which are specified in the recorded Shadow Creek L.L.C. Development Plan.	Denied- Agreement reached with ZHB
19-01-ZHB	Case Number 19-01-ZHB. A Special Exception request for the property located at 1695 Quentin Road, Lebanon, PA. 17042 (The Property) , zoned Agricultural (A), filed by NEW CINGULAR WIRELESS PCS, LLC d/b/a AT&T Mobility to request a Special Exception of the Zoning Ordinance Section 200.B. "Agricultural District Use Table" of the North Cornwall Township Zoning Ordinance to allow for the installation of a personal wireless services facility (the Facility) at the Property, and Dimensional variances from Section 404.9.J of the Ordinance to allow the Facility to be within +/- 320.6' of the R-2 District and nearest residential property line where 500' is required, a dimensional variance of +/- 179.4'. Applicant also applies for such other interpretations, waivers, variances or other relief and/or approvals as may ultimately be required.	Denied
18-03-ZHB	Case Number 18-03-ZHB, Petitioners for property located at 1585 Colebrook Road, Lebanon, PA 17042. 1. Petitioners request special exception of a riding stable in accordance of Article 2, section 200.09-F. of the Zoning Ordinance. 2. Petitioners request variance for set backs of various structures on the Petitioners property, per Article 4, section 404.18-B.	Approved with conditions

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| 18-01-ZHB | <p>Case Number 18-1-ZHB. Variance for the property located at 1501 Quentin Road, Lebanon, PA. 17042, zoned General Commercial (C-2), filed by 1501 Quentin Road, LLC, represented by Mark Magrecki, Penn Tera Engineering Inc., to request a variance from the provisions of the Zoning Ordinance, Section 204 - G.1, G.2, G.3; Section 301 - C.1, F.3.a; Section 309.J; Section 310 - T.1, T.2, T.3, and a Special Exceptions Request, Section 301. U.4. of the North Cornwall Township Zoning Ordinance, Uses Permitted by Right within the General Commercial (C-2) Zone.</p> | Approved |
| 16-03-ZHB | <p>Case Number 16-3-ZHB. Appeal, special exception, or variance for the property located at 245 Village Drive, Lebanon, PA. 17042, zoned Agricultural (A), filed by Darrel L. and Marie L. Ebersole, represented by Michael Davis, of Barley Snyder, appealing: Referencing to 2008 Zoning Ordinance: Article 4, section 5; Article 6, section 2, subsection 1(B) and 1(I); and Article 22, sections 1 and 2.</p> | Hearing Canceled.
Mutual agreement
negotiated between
Parties. |
| 16-01-ZHB | <p>Case Number 16-1-ZHB. Variance for the property located at 1659 Colebrook Road, Lebanon, PA. 17042, zoned Agricultural (A), filed by Brian R. Nolt and Timothy J. Nolt , represented by Bob Gearhart, Matthew & Hockley Associates, LTD, to request a variance from the provisions of the Zoning Ordinance, per ARTICLE 2, SECTION 200, SUBSECTION B,C, D, & G, of the North Cornwall Township Zoning Ordinance, Uses Permitted by Right within the (A) Zone.</p> | Approved |
| 15-01-ZHB | <p>Case Number 15-1-ZHB. Variance for the property located at 623 Pondsides Lane, Lebanon, PA. 17042, zoned suburban residential (R-1), filed by Carrie Boyer, Woodland Contractors, Inc., 1316 King Street, Lebanon, Pa. 17042 / Robert & Elizabeth Zimmerman, 623 Pondsides Lane, Lebanon, PA. 17042, to request a variance from the provisions of the Zoning Ordinance, per ARTICLE 2, SECTION 210, SUBSECTION K, of the North Cornwall Township Zoning Ordinance, Area & Design Requirements within the (R-1) Zone.</p> | Cancelled |

- 14-04-ZHB Case Number 14-4-ZHB. Special Exception for the property located at the “East Side of Route 72- Lot 3 of Cedar Crest Crossing”, zoned Planned Commercial (PC), filed by TKC XLVIII, LLC c/o the Keith Corporation, to establish a coffee/donut shop with drive- thru service (drive-thru restaurant) per Section 221.C.2.C. of the North Cornwall Township Zoning Ordinance. Approved
- 14-02-ZHB Case Number 14-02-ZHB. The application of Frederick Chevrolet-Cadillac, Inc., 1505 Quentin Road, Lebanon PA 17042, requests variances of the following sections of the North Cornwall Township Zoning Ordinance for a proposed professional office building on a property located at 931 Russell Drive, Lebanon, PA 17042: 1. Section 221.O and/or Section 223.N. of the Zoning Ordinance to allow dumpsters and recycling containers to be located within the required front yard and within 50 feet of adjoining lands with an Office and Institutional zoning classification. 2. Section 223.E.1. of the Zoning Ordinance to allow a 25 foot parking setback from the abutting street right-of-way. The required setback is 35 feet. 3. Section 223.E.4. of the Zoning Ordinance to provide for a 25 foot buffer strip setback for non-residential buildings and a 10 foot buffer strip setback for off-street parking facilities, loading areas, and outdoor storage and display areas from adjacent OI zoned properties. The required setback buffer for these facilities is 50 feet. The property is located in the Office and Institutional Zone (OI). Approved