

BEFORE THE ZONING HEARING BOARD

TOWNSHIP OF EAST LAMPETER

IN RE: :
: No. 2025-11
APPLICATION OF G. ARLEN HUBER :

DECISION

I. FINDINGS OF FACT

1. Applicant is G. Arlen Huber, 2423 Creek View Drive, Lancaster, Pennsylvania 17602 ("Applicant").

2. The property which is the subject of the instant application is 2790 Lincoln Highway East, East Lampeter Township, Lancaster County, Pennsylvania (the "Property").

3. The owner of the Property is Ethel M. Huber, 2760 Maytown Road, Maytown, Pennsylvania 17550

4. The Property is located in the Agricultural District as shown on the Official Zoning Map of East Lampeter Township.

5. Notice of the hearing on the within application was duly advertised and posted in accordance with the provisions of the Pennsylvania Municipalities Planning Code ("MPC") and the East Lampeter Zoning Ordinance of 2016 (the "Zoning Ordinance").

6. A public hearing was held before the Zoning Hearing Board of East Lampeter Township ("Board") on this application on October 23, 2025.

7. Applicant appeared personally at the hearing.

8. Applicant has requested a special exception pursuant to Section 375-24030.A for expansion of a non-conforming use

9. The Property contains approximately 0.6 acre.

10. The Property currently contains a building which is used as and for vehicle repair and sales a valid nonconforming use. The business is known as Ronks Road Auto Sales and Service, LLC.

11. Applicant proposes to place an 8 foot by 12 foot shed on the southwest side of the Property on an existing paved parking space, as more fully shown on the plan submitted by Applicant.

12. The shed will be 10 feet 5 inches in height.

13. The shed will be used for the storage of equipment and supplies such as a mower, weedeater, shovel, hand truck, chainsaw, oil dry materials, pig mat, jackstands, paper towels and creepers.

14. There are currently 36 parking spaces on the Property and the parking is adequate for Applicant's use.

II. CONCLUSIONS OF LAW

1. With regard to Applicant's request for the aforementioned special exception, "to be entitled to a special exception, an applicant must bring the proposal within the specific requirements in the zoning ordinance." Act I, Inc. v. Zoning Hearing Board of Bushkill Township, 704 A.2d 732, 735 (Pa. Cmwlth. 1997).

2. Applicant has satisfied the requirements for the a special exception pursuant to Section 375-24030.A of the Zoning Ordinance and all other applicable requirements for such expansion.

III. DECISION

Based upon the foregoing findings of fact and conclusions of law, the Zoning Hearing Board of the Township of East Lampeter hereby grants the application for a special exception pursuant to Section 375-24030.A for expansion of the non-conforming use. The special exception which is granted herein shall be subject to the following conditions and safeguards which the Board deems necessary to implement the purposes of the Zoning Ordinance and the MPC:

1. Applicant shall obtain all approvals and permits required by applicable federal, state and Township laws and regulations.


2. Applicant shall at all times comply with and adhere to the information and representations submitted with and contained in his application and the evidence presented to the Board at the hearing held on October 23, 2025.

3. Any violation of the conditions contained in this Decision shall be considered a violation of the Zoning Ordinance and shall be subject to the penalties and remedies contained in the Pennsylvania Municipalities Planning Code.

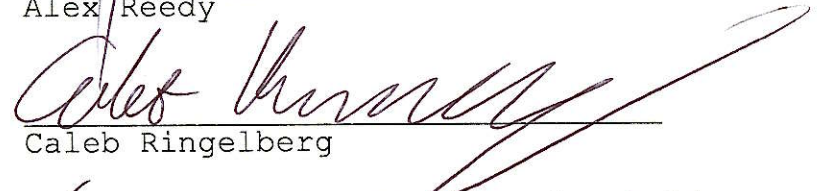
4. The approval granted by this Decision shall expire in accordance with the terms of Section 375-25060 of the Zoning Ordinance.

5. The foregoing Decision shall be binding upon the Applicant and his heirs, successors and assigns.

ZONING HEARING BOARD OF THE
TOWNSHIP OF EAST LAMPETER



Alex Reedy



Caleb Ringelberg

Dated and filed November 6, 2025, after hearing held on October 23, 2025.

The undersigned certifies that a copy of this Decision was served upon all parties on or prior to November 7, 2025.

