

EAST COCALICO TOWNSHIP

100 Hill Road, Denver, PA 17517
717-336-1720 • www.eastcocalicotownship.com

MAY 31 2023

ZONING HEARING BOARD APPLICATION

1. APPLICANT:

Name: Jerry & Linette Zeiset
Address: 1339 Red Run Rd Stevens PA 17578
Phone: _____ Cell: 717 917-7773 Email: Jerryzeiset@Icloud.com

2. OWNER (if other than applicant):

Name: _____
Address: _____
Phone: _____ Cell: _____ Email: _____

3. APPLICANT'S ATTORNEY/REPRESENTATIVE, IF APPLICABLE:

Name: _____
Address: _____
Phone: _____ Cell: _____ Email: _____

4. PROPERTY INFORMATION:

Address/Location: 1339 Red Run Rd Stevens PA 17578
Lot Size: 11.3 Width: 305' / 611' Depth: 324' / 707'
Zoning District: Conservation / agriculture Tax ID No. 0802407700000
Present Use: Residence / agriculture
Proposed Use/Purpose for Which Hearing is Sought: For Placement of a mobile Home on property for Elderly Parents

5. APPLICATION IS MADE FOR:

- ☐ A. Variance from Requirement(s) of the Zoning Ordinance - see page 2
☒ B. Special Exception under the Zoning Ordinance - see page 3
☐ C. Appeal Zoning Officer Determination or Enforcement Notice - see page 3
☐ D. Other Type of Appeal, as provided for by the PA Municipalities Planning Code - see page 3

FOR TOWNSHIP USE

ZHB Case No. 773-23 Date Complete Application Received: 6/1/23
Zoning Hearing Board Hearing Date(s): _____
Date of Zoning Hearing Board Decision: _____
Date of Written Decision: _____
Date Decision Mailed to Applicant(s): _____

A. **VARIANCES** - The following information shall be provided for variance applications: 220-86

1. Include:

- (a) The Zoning Ordinance section(s) from which relief is sought: 220-12C(5) 220-13C(17)
~~194-6C 194-11A~~
- (b) A written description of the requested variance, along with a description of the hardship that is 220-11C
being alleged, and reasons why the variance should be granted, and SK2
- (c) A site plan with sufficient detail and accuracy so as to present the nature of the request and the unique site conditions that create hardship to strict compliance with the Zoning Ordinance.
- (d) Names and addresses of adjoining property owners, including properties directly across a public right-of-way.

2. Describe the unique physical circumstances or conditions of the property, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions, that create an unnecessary hardship that prevents it from being used in a manner that is consistent with the Ordinance: _____

3. Describe how because of such unique physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the Ordinance, and therefore the granting of a variance is necessary to enable the reasonable use of the property: _____

4. Explain why the unnecessary hardship has not been created by the applicant: _____

5. Explain why the variance, if granted, will not alter the character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of the adjacent property, nor be detrimental to the public welfare: _____

6. Describe how the variance, if granted, will represent the minimum variance that will afford relief, and will represent the least modification possible of the relevant Ordinance provision(s): _____

(attach additional sheets of paper if necessary)

- B. SPECIAL EXCEPTIONS** – An application for a special exception must demonstrate compliance with the general requirements of Section 220-142.C(2) below, as well as any use-specific requirements.
1. Include:
 - (a) Ground floor plans and elevations of proposed structures,
 - (b) Names and addresses of adjoining property owners, including properties directly across a public right-of-way,
 - (c) A site plan with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of the Zoning Ordinance, and
 - (d) A written description of the proposed use in sufficient detail to demonstrate compliance with all applicable provisions of the Zoning Ordinance.
 2. The proposed use shall be consistent with the purpose and intent of this chapter;
 3. The proposed use shall not detract from the use and enjoyment of adjoining or nearby properties;
 4. The proposed use will not substantially change the character of the subject property's neighborhood;
 5. Adequate public facilities are available to serve the proposed use (e.g., schools, fire, police and ambulance protection, sewer, water and other utilities, parks, solid waste disposal, vehicular access, etc.)
 6. The proposed use shall comply with those criteria specifically attached to it. In addition, the proposed use must comply with all other applicable regulations contained in this chapter;
 7. The traffic generated by the proposed use shall be safely and adequately accommodated during peak and nonpeak periods, or improvements made by the applicant shall be made in order to effect the same;
 8. The proposed use shall be in and of itself properly designed with regard to internal circulation, parking, buffering, screening, and all other elements of proper design, as required by this chapter and any other federal, state or local ordinance, law or regulation;
 9. The proposed use will not have deleterious impact on adjoining properties or the neighborhood, due to impacts and/or by-products of the proposed use, such as noise, dust, odor, smoke, litter, glare, heat, radiation, electromagnetic interference, etc.;
 10. The proposed use will not substantially impair the integrity of the Comprehensive Plan; and
 11. For development within the Floodplain Zone, the application shall comply with those requirements listed in § 220-19 of this chapter.
- C. APPEAL OF ZONING OFFICER DETERMINATION OR ENFORCEMENT NOTICE** – These include, but are not limited to, the granting or denial of any permit, or failure to act on the application therefor, the issuance of any cease and desist order, or the registration or refusal to register any nonconforming use, structure or lot. Attach copies of enforcement notices or other relevant documentation.
- D. OTHER TYPE OF APPEAL** – The PA Municipalities Code gives municipal Zoning Hearing Boards the jurisdiction to hear appeals and render decisions on the following matters:
1. Substantive challenges to the validity of any land use ordinance, except those brought before the governing body pursuant to sections 609.1 (landowner curative amendments) and 916.1(a)(2) (validity of ordinance).

2. Appeals from a determination by a Township Engineer or the Zoning Officer with reference to the administration of any flood plain or flood hazard ordinance or such provisions within a land use ordinance.
3. Appeals from the determination or any officer or agency charged with the administration of any transfers of development rights (TDRs) or performance density provisions of the Zoning Ordinance.
4. Appeals from the Zoning Officer's preliminary determination (MPC Section 916.2).
5. Appeals from the determination of the Zoning Officer or the Township Engineer in the administration of any land use ordinance or provision thereof with reference to sedimentation and erosion control and storm water management not relating to land development or planned residential development.

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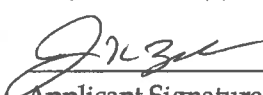
Please submit seven (7) copies of the application, plans, list of adjoining property owners, photographs, all other supporting documentation, and the correct application fee to the East Cocalico Township Office. Note the Township must receive a complete application package and correct fee to be scheduled for a hearing.

Zoning hearings are generally conducted the 2nd Wednesday of the month; the Zoning Hearing Board schedule can be confirmed on the Township calendar, available at the Township office or on the website. Return complete application and fee four (4) weeks in advance of the hearing.

THIS IS A LEGAL PROCEEDING; YOU MAY WANT TO CONSIDER HAVING AN ATTORNEY REPRESENT YOU AT THE HEARING.

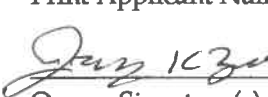
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To the best of my/our knowledge and belief, all information submitted herein is true and complete. NOTE: The application MAY NOT be signed by an agent, but MUST be signed by the applicant(s) and/or owner(s).

 Linette Zeiset
Applicant Signature(s)

May 30, 2023
Date

Jerry K Zeiset Linette Zeiset
Print Applicant Name(s)

 Linette Zeiset
Owner Signature(s)

May 30, 2023
Date

Jerry K Zeiset Linette Zeiset
Print Owner Name(s)

Admendment letter

VARIANCES SECTION)

Subject of Resolution to Be Amended: The Zoning Ordinance from which relief is sought.

DATE: June 06, 2023

- The Original Clause (a) Read:

The Zoning Ordinance section(s) from which relief is sought: 194-66, 194-11A, 22011C

- I Request to Change Clause (a) to Read:

The Zoning Ordinance section(s) from which relief is sought: 220-12c(5), 220-13c(17), 220-86

I understand that after the variance is granted, planning and permitting will still apply.

x 
Jerry K Zeiset

x 
Linette B Zeiset

3 Bedroom, 2 Bath
Appx. 886 sq. ft.

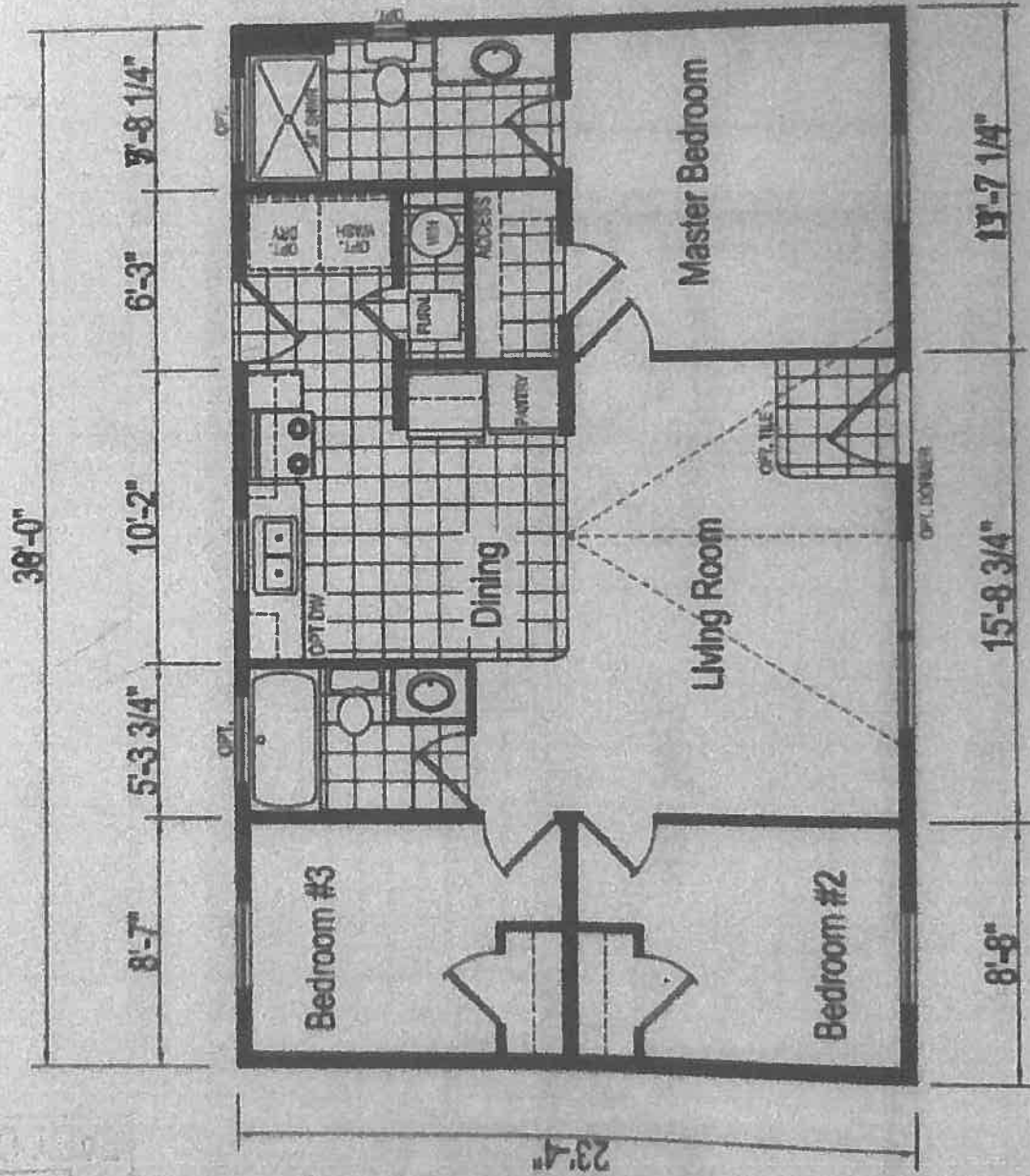
Actual Size: 23' 4" x 38'

Chesapeake Series:

Model CD-40G916

MAY 31 2023

Variance 1-A



Variances 1-B

1.B-I am requesting permission to put a 23'4"x38' mobile home on my property for my parents.

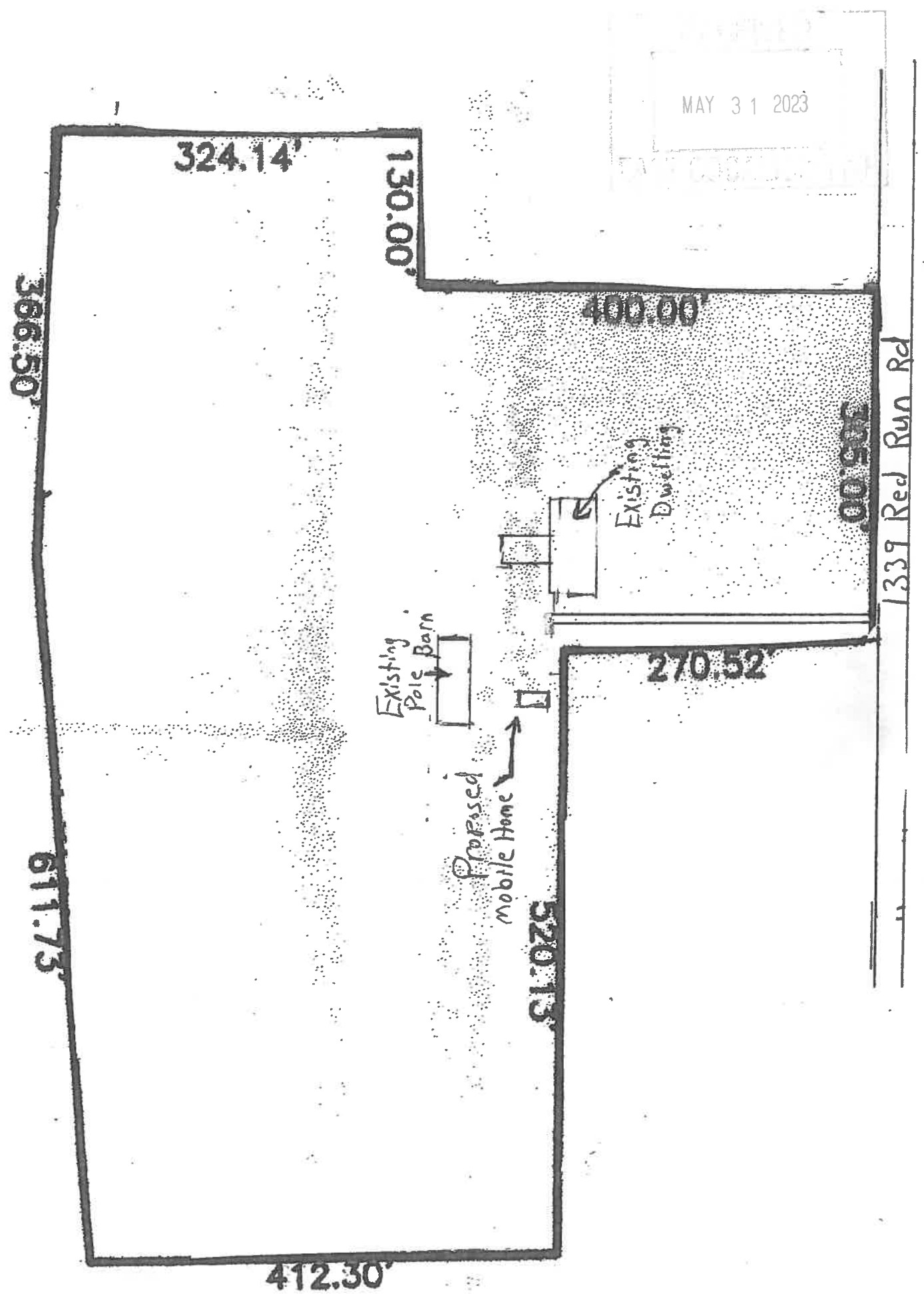
My dad, Melvin Horst has terminal lung/liver cancer and needs a lot of care. My mother, Arlene Horst has macular degeneration in her eyes and is not capable of driving, or cannot fully take care of him. Because of these conditions Mom and Dad need to be close by so we can help take care of them.

In section 194-6C& 194-11A and 220-11C states that (an additional dwelling unit may be placed on a property for occupancy by either an elderly or challenged person, related by blood, marriage, or adoption, to the occupant of the principal dwelling)



Jerry K. & Linette B. Zeiser

Variance 1-C



Katie Garman
1329 Red Run Rd., Stevens PA 17578

Elma Diem
1315 Red Run Rd., Stevens PA 17578

Mark Horning
1305 Red, Run Rd., Stevens, PA 17578

Henry Vanzee
1289 Red Run Road
Stevens PA 17578

Ervin Martin
1349 Red Run Road
Stevens Pa 17578

Jason Deim
1342 Red, Run Rd., Stevens, PA 17578

Roy Martin
324 East Church street
Stevens PA 17578

Aaron Reiff
360 E. Church St., Stevens PA 17578

1-D. Variances
names & addresses of
adjoining property
Owners

