

EAST COCALICO TOWNSHIP

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

ZONING HEARING BOARD APPLICATION

1. APPLICANT:

Name: Joel K. Martin
Address: 654 Reinholds Road, Denver, PA 17515
Phone: _____ Cell: 717-471-3989 Email: joelkmartin@yahoo.com

2. OWNER (if other than applicant):

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

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

Name: Timothy T. Engler, Esq.
Address: 36 W. Main Avenue, Myerstown, PA 17067
Phone: 717-866-5737 Cell: _____ Email: Tim@steinersandoe.com

4. PROPERTY INFORMATION:

Address/Location: 654 Reinholds Road, Denver PA 17517
Lot Size: 6.97 Acres Width: 409.75" Depth: 742"
Zoning District: Conservation Zone (C) Tax ID No. 080-96480-0-0000
Present Use: Single Family Dwelling with Accessory Structures
Proposed Use/Purpose for Which Hearing is Sought: _____
New home construction with conversion of existing home to garage/storage using same footprint.

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 ZHB 24-782 Date Complete Application Received: _____
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:

1. Include:

- (a) The Zoning Ordinance section(s) from which relief is sought: Sections 220 -13(l), 220 - 33
- (b) A written description of the requested variance, along with a description of the hardship that is being alleged, and reasons why the variance should be granted, and
- (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: _____

See attached supplemental Sheet.

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: _____

See attached supplemental Sheet.

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

See attached supplemental Sheet.

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: _____

See attached supplemental Sheet.

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): _____

See attached supplemental Sheet.

(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.

The Zoning Hearing Board generally meets on the second Wednesday of each month. Applications to the Zoning Hearing Board must be received at the Township Building no later than the first business day of the month prior to the month of the hearing (*read: about six weeks before the meeting*).

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).*



Applicant Signature(s)

10/19/23

Date

Joel Martin

Print Applicant Name(s)



Owner Signature(s)

10/19/23

Date

Joel Martin

Print Owner Name(s)

**SUPPLEMENTAL SHEET TO
ZONING HEARING BOARD APPLICATION**

A. Variances

1(b): Applicant would like to build a new home with a garage and accessory buildings and convert an existing 1,169 square foot single family dwelling to additional garage and storage space using the same footprint. (See Exhibits 1,2,3) Applicant's existing and planned single family dwelling and accessory buildings are a permitted use in the Conservation Zone (C) District. While the existing single-family dwelling meets the minimum setback requirements of Section 220-13(I)(1) of the Zoning Ordinance, the conversion of the single-family dwelling to an accessory use requires a minimum one-hundred-foot setback pursuant to Section 220-13(I)(2)(a). Because the setback of the existing single-family dwelling is fifty-nine feet (59'), Applicant is requesting a dimensional variance from Section 220-13(I). See also the responses set forth in paragraphs 2-6 below.

1(c): See site plan attached hereto and incorporated herein as Exhibit 1.

1(d): See names and addresses of adjoining property owners attached hereto and incorporated herein as Exhibit 4.

2. Applicant is requesting a dimensional variance from Section 220-13(I). Section 220-142(D)(2) of the Zoning Ordinance and Section 910.2 of the MPC, 53 P.S. §10910.2, provide that the Zoning Hearing Board may grant a variance, provided that all findings are made where relevant in a given case:

(a) That there are unique physical 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 this chapter in the neighborhood or zone in which the property is located;

(b) 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 this

chapter, and that the authorization of a variance is therefore necessary to enable reasonable use of the property;

- (c) That such unnecessary hardship has not been created by the appellant;
- (d) That the variance, if authorized, will not alter the essential character of the zone or neighborhood in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, not be detrimental to the public welfare;
- (e) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulations in issue

In granting any variance, the Zoning Hearing Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purpose of the Pennsylvania Municipalities Planning Code. Section 220-142(D)(2)(g) of the Zoning Ordinance, 53 P.S. §10910.2.

A variance is a departure from the exact provisions of a zoning ordinance.” *S. Broad St. Neighborhood Ass’n v. Zoning Bd. of Adjustment*, 208 A.3d 539, 547 (Pa. Cmwlth. 2019). A dimensional variance involves a request to adjust zoning regulations to use the property in a manner consistent with regulations, whereas a use variance involves a request to use property in a manner that is wholly outside zoning regulations. See *Hertzberg v. Zoning Bd. of Adjustment of the City of Pittsburgh*, . . . 721 A.2d 43 ([Pa.] 1998); *Tri-Cnty. Landfill, Inc. v. Pine Twp. Zoning Hearing Bd.*, 83 A.3d 488, 520 (Pa. Cmwlth. 2014).

While the Zoning Hearing Board cannot grant a variance unless it finds that all of the Section 220-142(D)(2) conditions are met, the overriding standard for a variance is unnecessary hardship. See *Doris Terry Revocable Living Tr. v. Zoning Bd. of Adjustment of the City of Pittsburgh*, 873 A.2d 57, 62 (Pa. Cmwlth. 2005). In *Hertzberg v. Zoning Bd. of Adjustment of the City of Pittsburgh*, 721 A.2d 43, 46 (Pa. 1998), the Pennsylvania Supreme Court set forth a more relaxed standard for establishing unnecessary hardship for a dimensional variance. The *Hertzberg* Court held:

When seeking a dimensional variance within a permitted use, the owner is asking only for a reasonable adjustment of the zoning regulations in order to utilize the property in a manner consistent with the applicable regulations. Thus, the grant of a dimensional variance is of lesser moment than the grant of a use variance, since the latter involves a proposal to use the property in a manner that is wholly outside the zoning regulation.

In determining if a party has met its burden to demonstrate unnecessary hardship for a dimensional variance, the Zoning Hearing Board may consider multiple factors, including the economic detriment to the applicant, whether the cost to conform the property to the zoning ordinance is prohibitive, and the characteristics of the surrounding neighborhood. See *Hertzberg; Singer v. Phila. Zoning Bd. of Adjustment*, 29 A.3d 144, 149 (Pa. Cmwlth. 2011); *Vineyard Oil & Gas Co. v. N.E. Twp. Zoning Hearing Bd.*, 215 A.3d 77 (Pa. Cmwlth. 2019).

Applicant is requesting only a reasonable adjustment of the zoning regulations in order to utilize the property in a manner consistent with the existing zoning regulations. Conforming the property with the existing accessory use setback requirements would require demolishing the existing single-family dwelling to the economic detriment of the Applicant. See also the responses set forth in paragraph 2 above.

3. Strictly conforming the property with the existing Section 220-13(I) accessory use setback requirements would require demolishing the existing single-family dwelling. The granting of the dimensional variance is necessary to enable the reasonable use of the property. See also the responses set forth in paragraph 2 above.

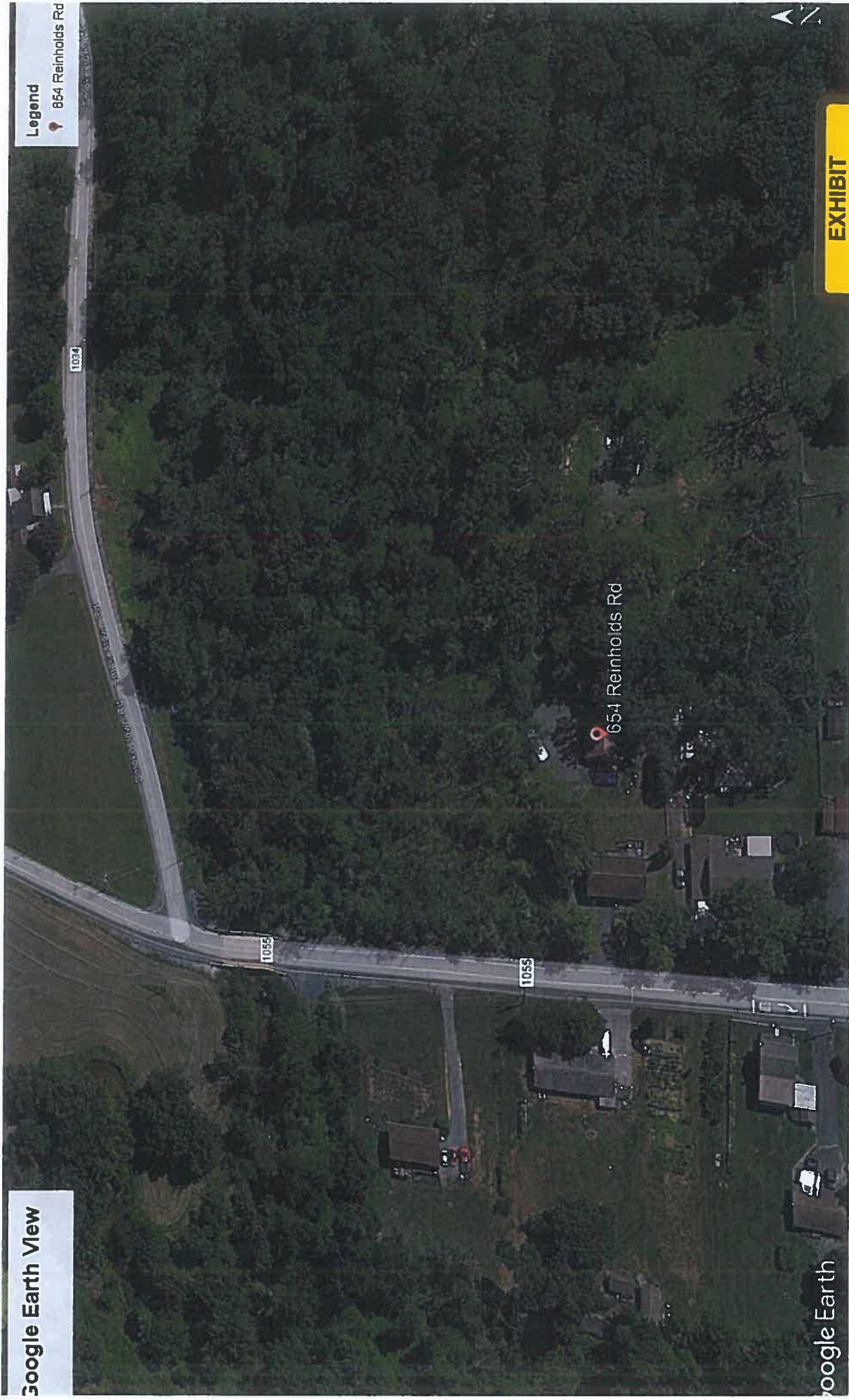
4. Applicant would like to build a new home with a garage and accessory buildings and convert an existing 1,169 square foot single family dwelling to additional garage and storage space using the same footprint. (See Exhibits 1,2,3) Applicant's existing and planned single family dwelling and accessory buildings are a permitted use in the Conservation Zone (C) District. While the existing single-family dwelling with a setback of fifty-nine feet (59') meets the minimum setback requirements of Section 220-13(I)(1) of the Zoning Ordinance, the mere conversion of the single-family dwelling to an

accessory use requires a minimum one-hundred-foot setback pursuant to Section 220-13(I)(2)(a). As set forth in greater detail in paragraph 2 above, Applicant can meet his burden to demonstrate unnecessary hardship for a dimensional variance and this unnecessary hardship was not created by him. See also the responses set forth in paragraph 2 above.

5. As set forth in greater detail in the site plan attached hereto and incorporated herein as Exhibit 1, the dimensional variance is only of the conversion an existing 1,169 square foot single family dwelling to additional garage and storage space using the same footprint. The conversion to the accessory use building will not expand the footprint of the existing structure and will not alter the character of the neighborhood. The variance, if granted, will not substantially or permanently impair the appropriate use or development of any adjacent property. The variance if granted, will simply allow for the replacement of a single-family dwelling with an accessory use building and will not be detrimental to the public welfare.

6. While the existing single-family dwelling with a setback of fifty-nine feet (59') meets the minimum setback requirements of Section 220-13(I)(1) of the Zoning Ordinance, the conversion of the single-family dwelling to an accessory use requires a minimum one-hundred-foot setback pursuant to Section 220-13(I)(2)(a). The dimensional variance of forty-one feet (41') represents the minimal variance that will provide relief for Applicant and represents the least modification possible of Section 220-13(I)(1) of the Zoning Ordinance.

Google Earth View



Legend

854 Reinholds Rd

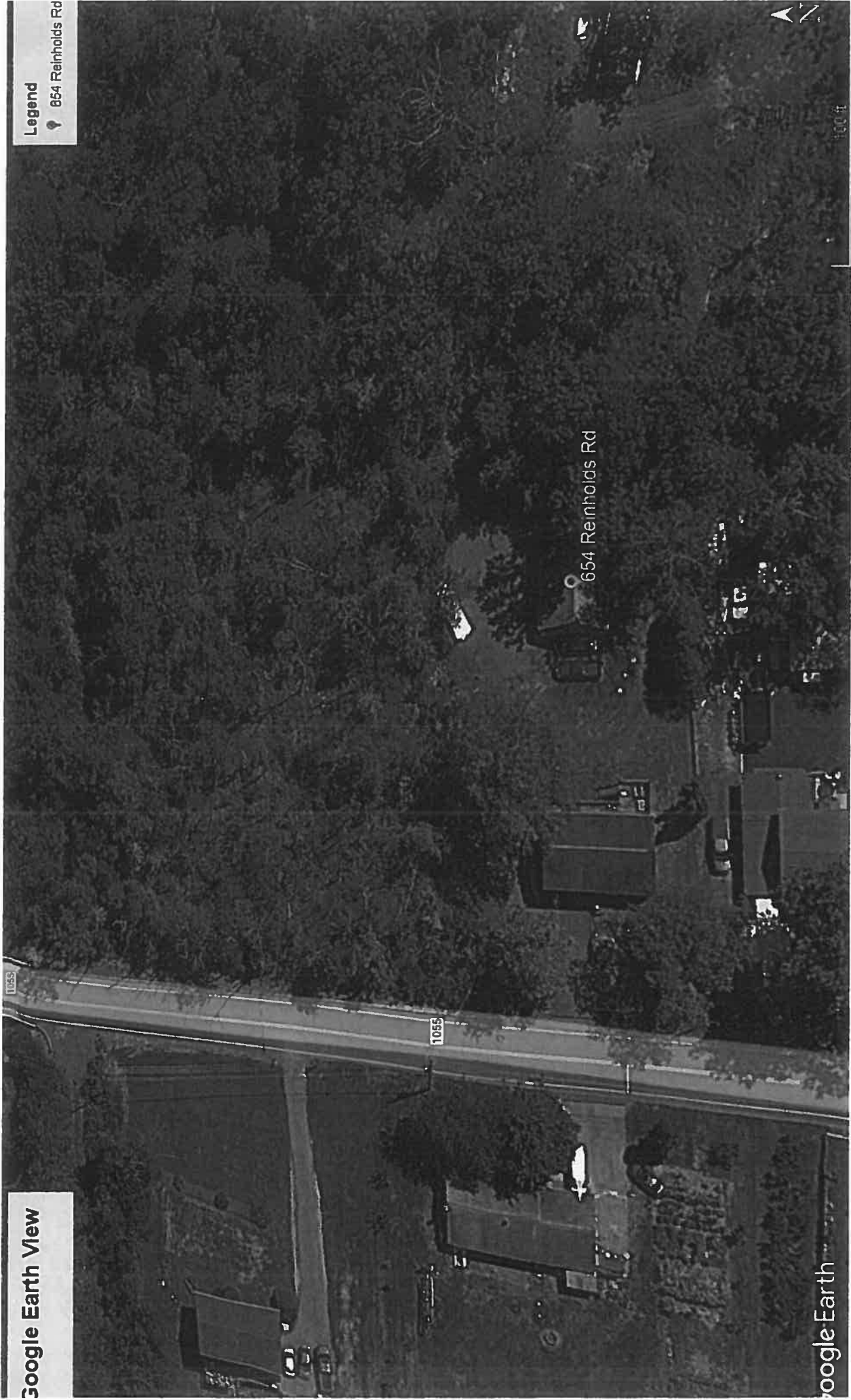
Google Earth

EXHIBIT

1/2"

Google

Google Earth View

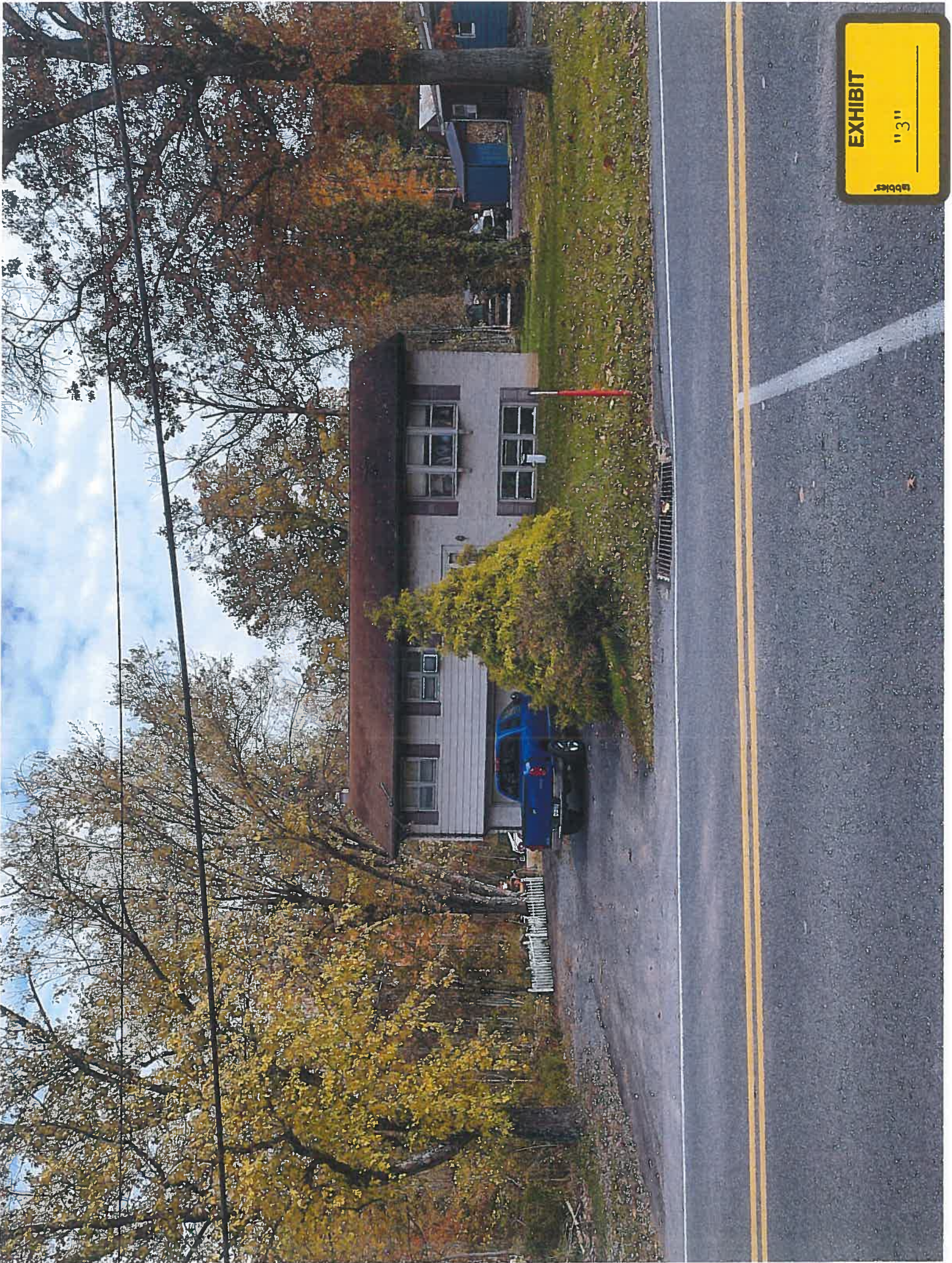


Legend

854 Reinholds Rd

Google Earth

100 ft



EXHIBIT

"3"

10/1/2017



Address: 1127 SMOKESTOWN RD

Pin 080-2422900-335793-0-0000
N.Y. 2422900-335793
Account 0809009300000
Trailer
Mastercard N
Deed Area (Acres) 11.70
Source AC
Ref Block
Ref Lot
Parent Pin
Effective Date 2/17/2004
Subplan J-999-999
Old Pin 0804N 15 3
Land Use Code 810
Owner Name MARTIN EDWIN Z & ESTHER E
Owner Address 1 1127 SMOKESTOWN RD
Owner Address 2
Sale Price 58,100
Land Assessment 157,300
Building Assessment 111,600
Total Assessment 268,900
Tax Exempt N
Seq 01
Sal 1978 19781004
Prop 1978 19781004
Ref Block
Ref Assessment H-75-297
Address 1127 SMOKESTOWN RD
Personal Return



Address: 653 REINHOLDS RD

City	080-2422490-335374-0-0000
X Y	2422490-335374
Account	0804907400000
Trailer	
Mastereind	N
Deed Acreft Acres	0.74
Source	-
Ref Block	
Ref Lot	
Parent Pin	
Effective Date	
Subplan	
Old Pin	0804N12 2 2
Land Use Code	113
Owner Name	SHAY TROY
Owner Address 1	653 REINHOLDS RD
Owner Address 2	
Sale Price	213,000
Land Assessment	68,300
Building Assessment	122,100
Total Assessment	190,400
Tr. Exempt	N
APN 199	
2019006	20190903
2019006	20190903
2019006	
GS&B Number	6477386
Address	653 REINHOLDS RD
2019006	

Address: 667 REINHOLDS RD

Pin	080-2422499-335211-0-0000
Key	2422499-335211
Account	0804991100000
Trailer	
Misterrard	N
Deed Area (Acres)	0.91
Source	
Ref Block	
Ref Lot	
Parent Pin	
Effective Date	
Subplan	
Old Pin	0804N12 2 1
Land Use Code	113
Owner Name	ZIMMERMAN DUANE K
Owner Address 1	667 REINHOLDS ROAD
Owner Address 2	
Sale Price	160,000
Land Assessment	75,500
Building Assessment	87,500
Total Assessment	163,000
Tax Exempt	N
Ac 319	
Sale Date	20080729
Deed Date	20080729
Ac 319 Flag	
Deed Reference	05723475
Address	667 REINHOLDS RD
Proposed Status	

Address: 679 REINHOLDS RD

Pin	080-2422512-334989-0-0000
N_Y	2422512-334989
Account	0805128900000
Trailer	
Mastercard	N
Deed Area (Acres)	0.99
Source	
Ref Block	
Ref Lot	
Parent Pin	
Effective Date	
Subplan	
Old Pin	0804N 15 7
Land Use Code	113
Owner Name	SWARR CALEB O
Owner Address 1	679 REINHOLDS RD
Owner Address 2	
Sale Price	375,000
Land Assessment	78,000
Building Assessment	103,300
Total Assessment	181,300
Tax Exempt	N
Vet 319	
Sale Date	20210614
Deed Date	20210614
Active Flag	
Deed Reference	6609914
Address	679 REINHOLDS RD
Preserved Farm	

Address: 668 REINHOLDS RD

Pin	080-2422754-335119-0-0000
Acres	2422754-335119
Assess	0807541900000
Parcel	
Clustered	N
Deed Area (Acres)	0.41
Source	
Ref Block	
Ref Lot	
Parent Pin	
Effective Date	
Subplan	
Old Pin	0804N12 3 1
Land Use Code	113
Owner Name	FOX DUSTIN
Owner Address 1	668 REINHOLDS RD
Owner Address 2	
Sale Price	165,000
Land Assessment	55,000
Building Assessment	123,000
Total Assessment	178,000
City Use (p)	N
Age (Yr)	
Sold Day	20161115
Sold Price	20161115
Sold Price	
Sold Balance	6299941
Address	668 REINHOLDS RD
Recorded Date	

Address: 680 REINHOLDS RD

City	080-2422865-335012-0-0000
County	2422865-335012
Section	0808651200000
Trailer	
Mastercard	N
Deed - amt (Acres)	1.06
Source	
Ref Block	
Ref Lot	
Parent Pin	
Effective Date	
Subplan	J-149-057
Old Pin	0804N 16 13A
Land Use Code	113
Owner Name	DODSON DONALD R JR
Owner Address 1	680 REINHOLDS RD
Owner Address 2	
Site Price	262,000
Land Assessment	79,200
Building Assessment	128,100
Total Assessment	207,300
EXE script	N
Age 312	
Parcel ID	20171004
Parcel ID	20171004
Age 312	
Tract Reference	6359405
Address	680 REINHOLDS RD
Remarks	

Address: 690 REINHOLDS RD

APN	080-2422990-334854-0-0000
County	2422990-334854
Assessor	0809905400000
Trailer	
Masovcard	N
Dist Area L Area	4
Source	CAC
Ref Hook	
Ref Log	
Parent Pin	
Effective Date	
Subplan	J-146-024
Old Pin	0804N 16 13
Land Use Code	113
Owner Name	RISSLER DEBRA A
Owner Address 1	690 REINHOLDS RD
Owner Address 2	
Site Price	1
Land Assessment	125,200
Building Assessment	137,400
Total Assessment	262,600
Encl 5000	N
Lot 300	
City Code	20020731
County Code	20020731
County Code	
Zip Reference	5101064
Address	690 REINHOLDS RD
Registered Owner	

Address: 1048 SMOKESTOWN RD

Pin 080-2423633-335218-0-0000
N Y 2423633-335218
Account 0806331800000
Estate
Registered N
Area (Acres) 10.7
Source
Ref Block
Ref Lot
Parent Pin
Effective Date
Subplan
Old Pin 0804N 16 2
Land Use Code 910
Owner Name HEFFLEY DAVID A
Owner Address 1 1048 SMOKESTOWN RD
Owner Address 2
Sale Price 285,000
Land Assessment 181,900
Building Assessment 120,500
Total Assessment 302,400
Tax Exempt N
Lot 01
Sale Date 20120911
Open Date 20120911
Addressing
Deed Reference 6021953
Address 1048 SMOKESTOWN RD
Management Form

Prepared By: E. Richard Young, Jr., Esq.
 Return to: E. Richard Young, Jr., Esq.
 1248 West Main Street
 Ephrata, PA 17522
 717-738-9000
 Tax Parcel: 080 - 96480 - 0 - 0000

NOT SEARCHED, CERTIFIED OR INSURED.

THIS DEED

Made the 20th day of September, in the year Two Thousand Seventeen (2017).

BETWEEN GALEN W. MARTIN, of the Borough of Ephrata, County of Lancaster and Commonwealth of Pennsylvania, hereinafter called the "**Grantor**,"

A
N
D

JOEL K. MARTIN, of the Township of East Cocalico, County of Lancaster and Commonwealth of Pennsylvania, hereinafter called the "**Grantee**,"

WITNESSETH, That in consideration of the sum of **ONE and NO/100 DOLLARS (\$1.00)**, in hand paid, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, his heirs and assigns.

TRACT # 1:

ALL THAT CERTAIN tract or piece of land being all of Tract "A" as shown on the Final Plan of Henry L. Stafford, Jr. , recorded in Subdivision .Plan Book J, Volume 149, Page 57, Lancaster County Records and said Tract being located on the East side of Pennsylvania State Highway L. R. 36129, Reinholds Road in the Township of East Cocalico, County of Lancaster and Commonwealth of Pennsylvania and being more fully bounded and described as follows, to wit:

BEGINNING at a spike in Pennsylvania State Highway L. R. 36129, Reinhold Road, said spike being the Northwest corner of property now or late of Leroy L. and Velma M. Goshert, and the Southwest corner of the herein described Tract of land; thence in said L. R. 36129, North 11 degrees 34 minutes 5 seconds East, a distance of 303.25 feet to a spike; thence leaving aforesaid L. R. 36129 and along property now or late of Edwin Martin, the two (2) following bearings and distances: (1) North

Tax Parcel # 080 - 96480 - 0 - 0000

88 degrees 33 minutes East, a distance of 302.25 feet to a rebar; and (2) South 69 degrees 1 minute 5 seconds East, a distance of 234.96 feet to a 49 inch diameter white oak; thence crossing the tributary of the Little Cocalico Creek and along property now or late of Luke Heffley, the two (2) following bearing and distances: (1) South 7 degrees 19 minutes East, a distance of 510.11 feet to a rebar; and (2) North 82 degrees 45 minutes 10 seconds West, a distance of 125.36 feet to an iron pipe; thence along Tract "B, South 76 degrees 9 minutes 15 seconds West, a distance of 61.79 feet to a rebar; thence along property now or late of Debbra A. Woodland and along Lot No. 2, respectively, North 80 degrees 6 minutes 40 seconds West, a distance of 307.96 feet to a rebar; thence along property now or late of William E. and Bernice J. Hayes and the aforementioned property of Leroy L. and Velma M. Goshert, respectively, North 9 degrees 53 minutes 20 seconds East, a distance of 200.00 feet to an iron pipe; thence still along said Goshert property, North 80 degrees 6 minutes 40 seconds West, a distance of 200.00 feet to spike, the place of BEGINNING.

CONTAINING IN AREA 6.53 acres of land.

TRACT # 2:

ALL THAT CERTAIN tract of land with dwelling thereon erected situated on the East side of Reinholds Road in the TOWNSHIP OF EAST COCALICO, County of Lancaster and Commonwealth of Pennsylvania, being Lot 2, bounded and described according to a survey prepared by Paul F. Diehm, R. S. (being the northern lot of two lots) , dated May 16, 1967, as follows:

BEGINNING at a "PK" spike in or near the middle of Reinholds Road, said point being the southwest corner of the herein described lot; thence along in the middle of said Road, North seven degrees forty-five minutes East, a distance of one hundred feet to a "PK" spike in or near the middle of said Road; thence by land now or late of Henry L. Stafford, Jr., of which this was formerly a part, South eighty-two degrees fifteen minutes East, two hundred feet to a stake, and South seven degrees forty-five minutes West, one hundred feet to a stake; thence by remaining land now or late of Kenneth Lee Martin, North eighty-two degrees fifteen minutes West, a distance of two hundred feet to a "PK" spike in the middle of the said Reinholds Road, the place of BEGINNING.

CONTAINING twenty thousand square feet.

BEING THE SAME PREMISES which Roy D. Becker and Carol A. Becker, by Deed dated December 9, 2010 and recorded December 13, 2010, in the Recorder of Deeds Office, in and for Lancaster County, Pennsylvania, in Document # 5900523, granted and conveyed unto Galen W. Martin and Lois J. Martin, as tenants by the entireties.

And the said Lois J. Martin died March 11, 2011, where upon title to the above-described property vested in Galen W. Martin as the surviving tenant by the entirety.

THIS CONVEYANCE is exempt from Pennsylvania Transfer Tax, being a conveyance between parent and child.

AND the said Grantors do hereby **SPECIALLY WARRANT** the property hereby conveyed.

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

 (SEAL)
GALEN W. MARTIN

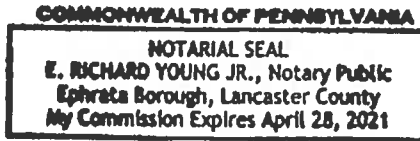
COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF LANCASTER)

ON THIS, the 20th day of September, 2017, before me, a Notary Public, the undersigned officer, personally appeared GALEN W. MARTIN, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

My Commission Expires:

E. Richard Young Jr.
 _____ SEAL



I HEREBY CERTIFY that the precise address of the Grantee herein is:

132 North Reamstown Road
 Stevens, PA 17568

E. Richard Young Jr.

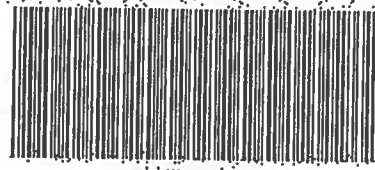
 E. RICHARD YOUNG, JR. ESQUIRE

Lancaster County

Bonnie L. Bowman
 Recorder of Deeds
 150 N. Queen Street
 Suite 315
 Lancaster, PA 17603
 Phone: 717-299-8238
 Fax: 717-299-8393



INSTRUMENT # : 6357070
 RECORDED DATE: 09/22/2017 01:35:41 PM



3901547-0021P

LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

Document Type: DEED
Transaction Reference:
Document Reference:

Transaction #: 3768240 - 1 Doc(s)
Document Page Count: 4
Operator Id: lgordon

RETURN TO: (Email)
 E. Richard Young, Jr., Esq.
 1248 West Main Street
 Ephrata, PA 17522

SUBMITTED BY:
 E. Richard Young, Jr., Esq.
 1248 West Main Street
 Ephrata, PA 17522

*** PROPERTY DATA:**

Parcel ID #: 080-9648000000
Municipality: EAST COCALICO TOWNSHIP
 (100%)
School District: COCALICO SD

*** ASSOCIATED DOCUMENT(S):****FEES / TAXES:**

RECORDING FEE: DEED	\$13.00
CRC #6544	\$2.00
RIF #6543	\$3.00
WRIT TAX	\$0.50
AFF HSG #6557	\$11.50
PA SURCHARGE #6548	\$35.50
Total:	\$65.50

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Bonnie L. Bowman

Bonnie L. Bowman
 Recorder of Deeds

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