

EAST COCALICO TOWNSHIP

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

ZONING HEARING BOARD APPLICATION

1. APPLICANT:

Name: Lebanon Valley Investments, LLC
Address: 721 E. Lincoln Avenue, Myerstown, PA 17067
Phone: 717-507-3676 Cell: _____ Email: galen@macct.com

2. OWNER (if other than applicant):

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

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

Name: Christopher C. Muvdi, Esquire
Address: 1100 Berkshire Boulevard, Suite 201, Wyomissing, PA 19610
Phone: 670-372-7700 Cell: _____ Email: cmuvdi@masanobradley.com

4. PROPERTY INFORMATION:

Address/Location: 446 Hill Road, Denver, PA 17517
Lot Size: 23.077 total Width: 80 feet Depth: _____
Zoning District: Conservation Tax ID No. 080-06382-0-0000; 080-49949-0-0000;
Present Use: Campground 080-95538-0-0000
Proposed Use/Purpose for Which Hearing is Sought: See attached Exhibit "A"

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. 24-785 Date Complete Application Received: 4/1/24
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: See attached Narrative
- (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 Narrative

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 Narrative

4. Explain why the unnecessary hardship has not been created by the applicant: See attached Narrative

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 Narrative

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 Narrative

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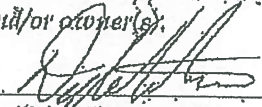
Please submit seven (7) copies of the application, plans, list of adjoining property owners, photographs, all other supporting documentation, and the correct application fee to the East Catholic Township Office. Note the Township must receive a complete application package and correct fee to be scheduled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

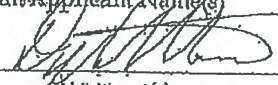
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To the best of my/our knowledge and belief, all information submitted herein is true and complete. NOTE: The application **MAY NOT** be signed by an agent, but **MUST** be signed by the applicant(s) and/or owner(s).


 Applicant Signature(s)

April 1, 2024
 Date

Lebanon Valley Investments, LLC
 Print Applicant Name(s)


 Owner Signature(s)

April 1, 2024
 Date

Daryl G. Martin, Member
 Print Owner Name(s)

ZONING APPLICATION ADDENDUM FOR LEBANON VALLEY INVESTMENTS, LLC

Background

The Applicant owns and operates the Dutch Cousin Campground (the "Campground") located at 446 Hill Road, Denver, East Cocalico Township, Lancaster County, Pennsylvania (the "Subject Property"). The Campground is a family owned and operated campground which has been in continuous operation since the late 1950's. Pictures of the Campground from years past and present are attached hereto as Exhibit "A". The Campground is open year-round and is presently able to offer patrons the option of selecting a number of different camping options, including, small cabin camping, RV camping, as well as tent camping. The Applicant prides itself on being able to offer a true camping experience to its patrons while they visit Lancaster County and explore all the County has to offer.

The Applicant proposes to construct a roughly 10,792 square foot social/recreational hall at the Subject Property, which will serve as a recreation center for the Campground (the "Recreation Center"). The Applicant proposes the Recreation Center to include dining facilities as well as various social gathering and recreational facilities. The Recreation Center will not contain any bedrooms. See attached Exhibit "B" which shows a rendering of what is proposed currently in the Recreation Center. The Recreation Center is partially an effort to accommodate a large family or multiple families who wish to camp in the same area of the Campground and share dining and recreation facilities.

As the operations of campgrounds generally have evolved overtime, patrons of campgrounds have come to look for and expect that the campground they choose for their stay will have some type of indoor recreation facilities where people can gather and enjoy indoor activities. See attached Exhibit "C" showing other campgrounds with indoor recreation facilities. The indoor Recreation Center is proposed to also include volleyball, basketball, shuffleboard and common area which the patrons of the Campground will be able to enjoy. The Recreation Center will be available on a first come first served basis exclusively for Campground occupants to rent for an additional fee. In the event the Recreation Center is not rented, portions of the Recreation Center will be available to all Campground patrons. The Applicant will not permit the Recreation Center to be rented for weddings or any other type of large event. The Recreation Center will strictly be utilized by patrons of the Campground.

It should also be noted that two adjacent properties have been acquired to provide supporting services for the campground, namely on-site sewage disposal and stormwater management facilities. These two additional parcels will be annexed together with the original Campground boundary but are not intended to be developed with additional camp sites.

Purpose of this Application

A Campground is a permitted use within the Conservation Zoning District by Special Exception. Because the Applicant desires to expand the use in order to construct the Recreation Center, the Applicant comes before the Zoning Hearing Board of East Cocalico Township seeking to expand the existing use by Special Exception pursuant to and Section 220-13.C (4). The Applicant is also requesting a variance related to landscaping from Section 220-44 as part of its Application.

Specific Relief Requested

- 1) Special Exception from Section 220-13.C (4) to expand the existing campground to include the Recreation Center.
- 2) A variance from Section 220-44 to provide no additional landscaping at the Subject Property given the wooded nature of the Subject Property, which the Applicant desires to maintain.

Basis for Relief

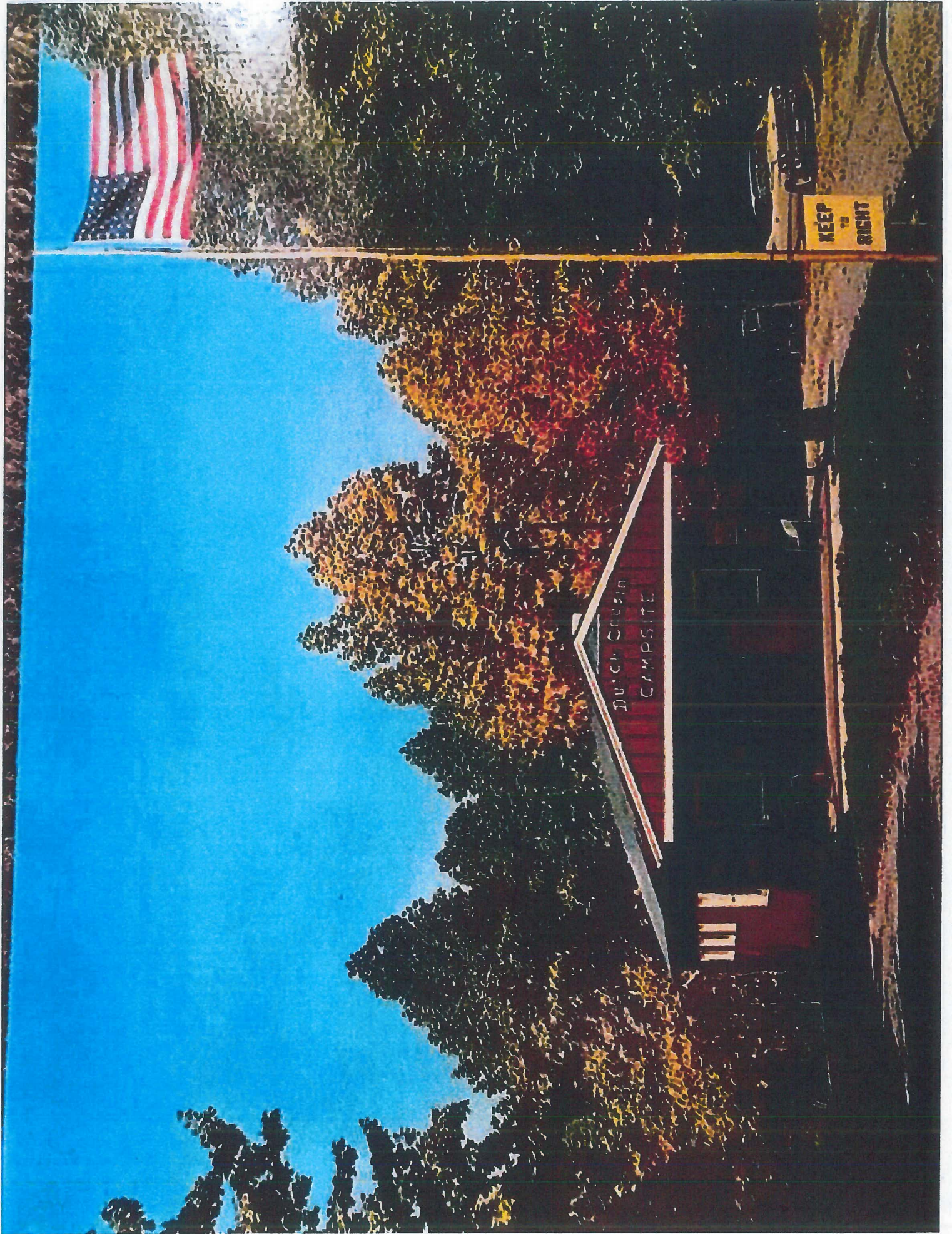
The Applicant is seeking to modify a preexisting use on the Subject Property by constructing the Recreation Center thereon. The Recreation Center is a natural modification to the exiting use and will help the Applicant provide amenities to its patrons that are in line with the current industry standard.

The Subject Property has unique physical circumstances or conditions, including slopes, woodlands, current campground layout, and the irregularly shaped nature of the property, which all create an unnecessary hardship and prevent development in strict compliance with the provisions of the Zoning Ordinance.

The unnecessary hardship has not been created by the Applicant. The requested zoning relief, if authorized would not alter the essential character of the neighborhood or district, nor substantially impair the appropriate use or development of adjacent property owners, nor be detrimental to the public welfare.

The zoning relief, if authorized, would be a natural modification to the use already present at the Subject Property and the associated variance requested would be the minimum that would afford relief and represent the least modification possible of the regulations in issue.

**EXHIBIT "A" TO LEBANON VALLEY INVESTMENTS, LLC APPLICATION
CAMPGROUND PHOTOS**







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COUNCIL OF THE UNITED STATES

50

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CAMPGROUND



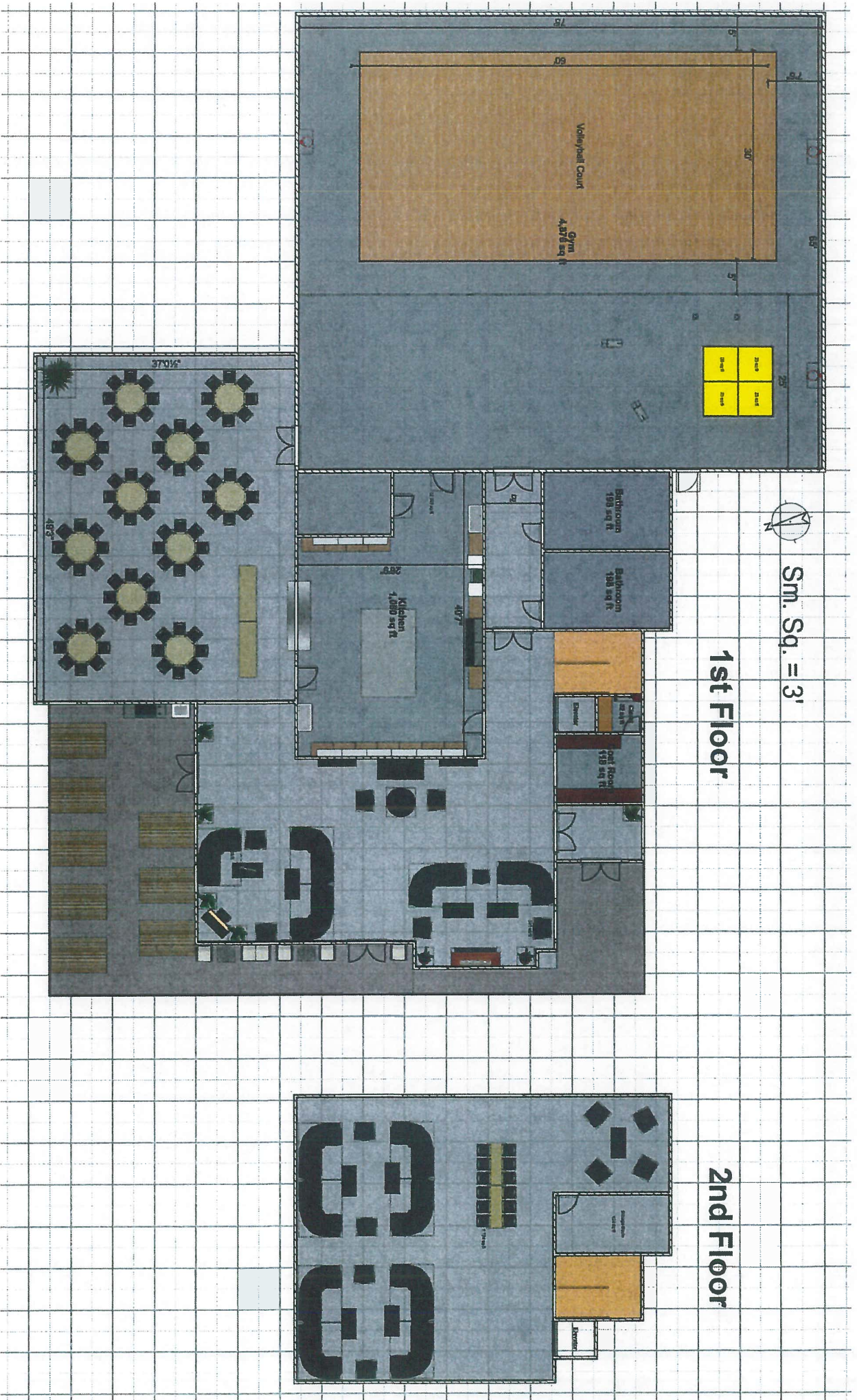




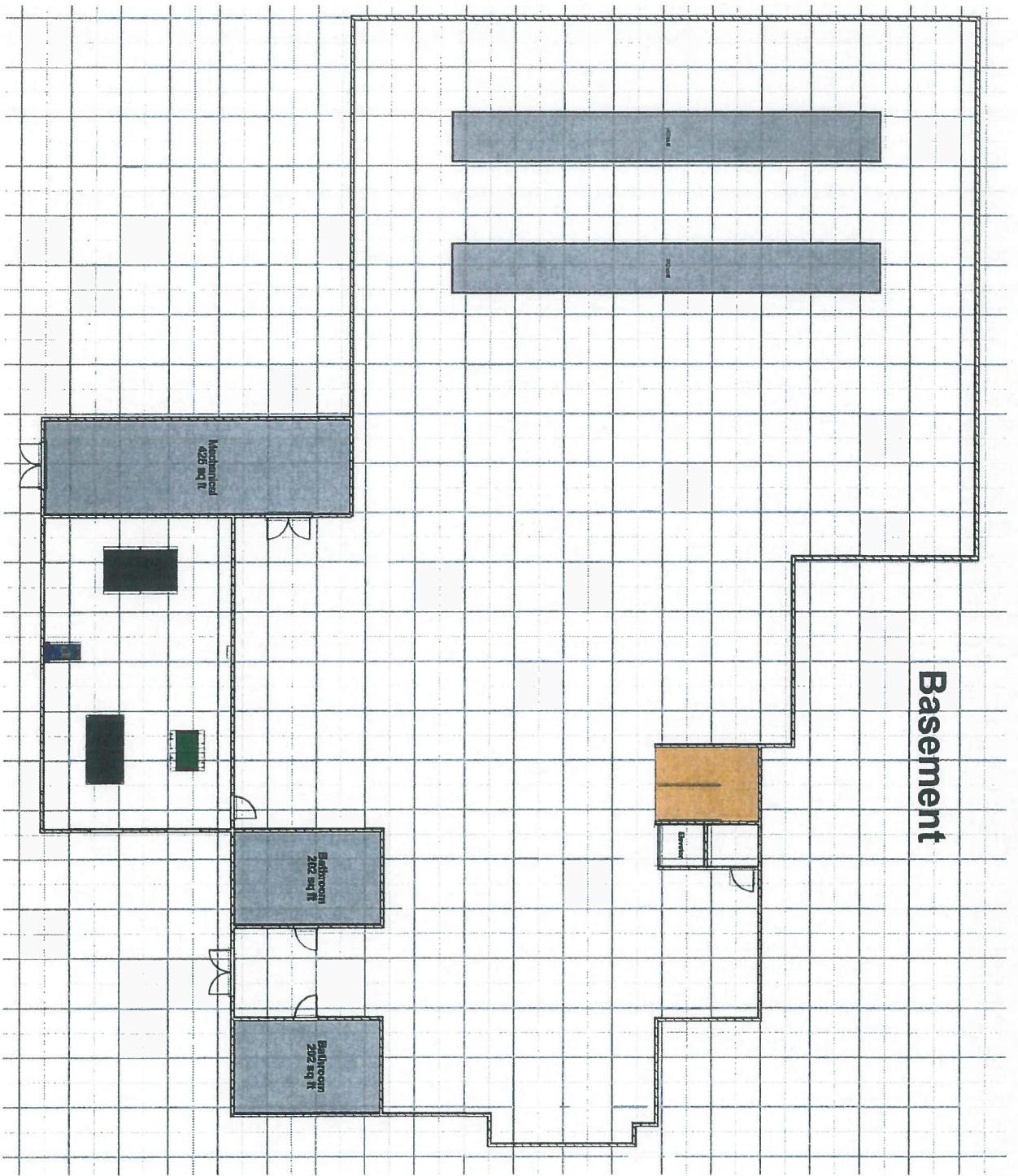
REC HALL

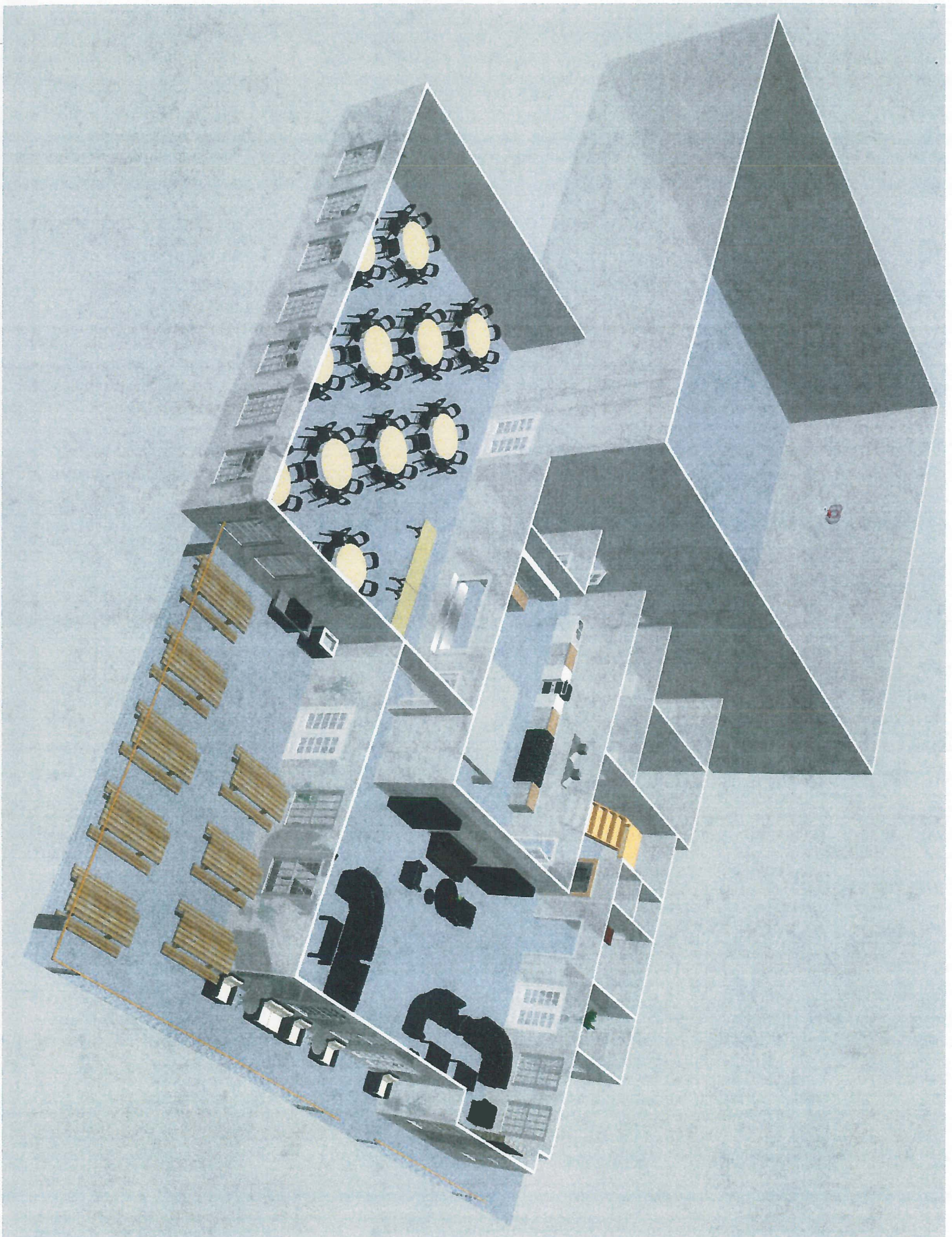
**EXHIBIT "B" TO LEBANON VALLEY INVESTMENTS, LLC APPLICATION
CURRENT LAYOUT OF RECREATION CENTER**

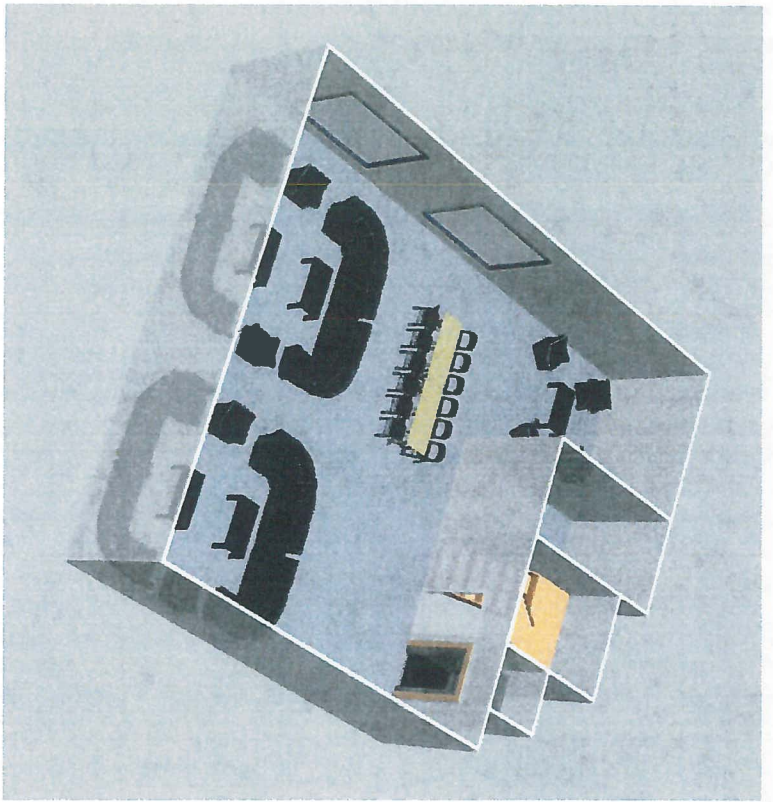
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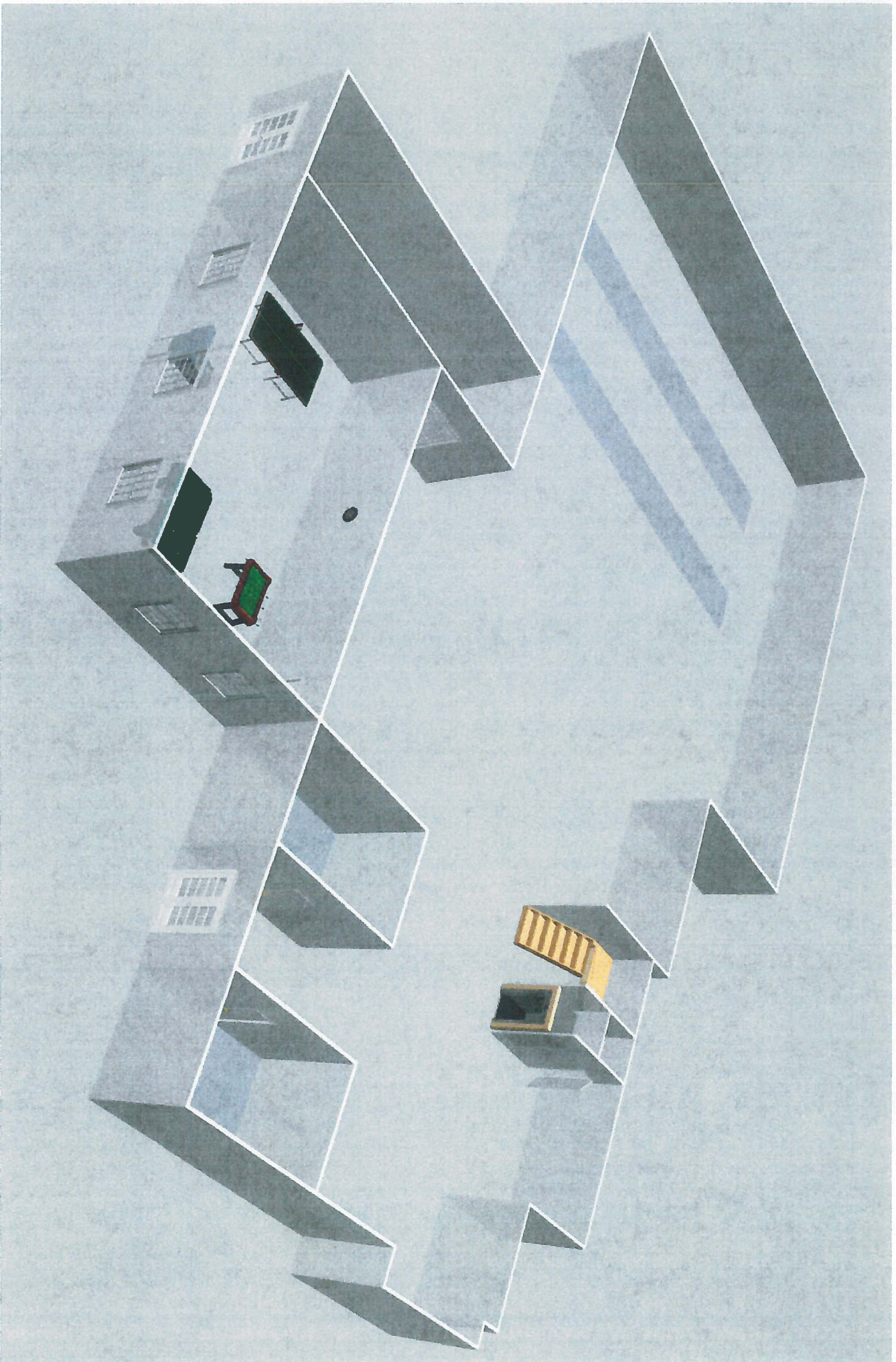


Basement









**EXHIBIT "C" TO LEBANON VALLEY INVESTMENTS, LLC APPLICATION
OTHER CAMPGROUNDS WITH RECREATION FACILITIES**



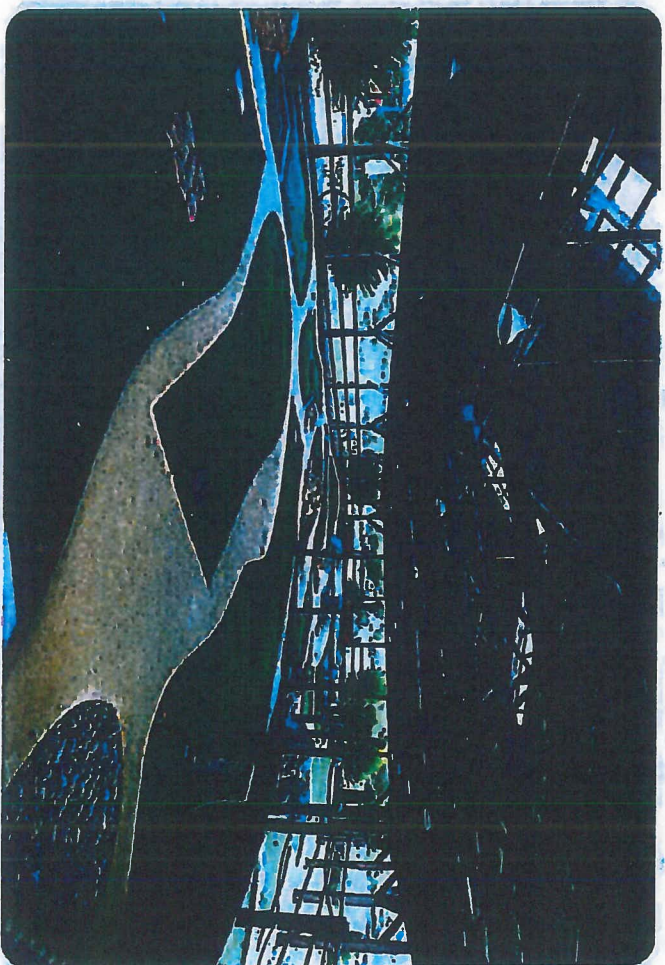
Retreat Meal Planning and Dining at Refreshing Mountain

Activities

Whether you're planning a retreat for the whole family, a group of friends or a getaway for two, there's no shortage of unique activities to explore at Circle M RV & Camping Resort. Plan activities upon arrival or visit this page before your departure to plan ahead. Looking for more? Our friendly staff can fill you in on all of the great ways to make your stay a memorable experience.

- Activities Center
- Arts & Crafts
- Children's Playground
- Childrens Programs - Fee
- Mini Golf
- Activities Director
- Bingo/Card Playing
- Children's Program

[View All](#)



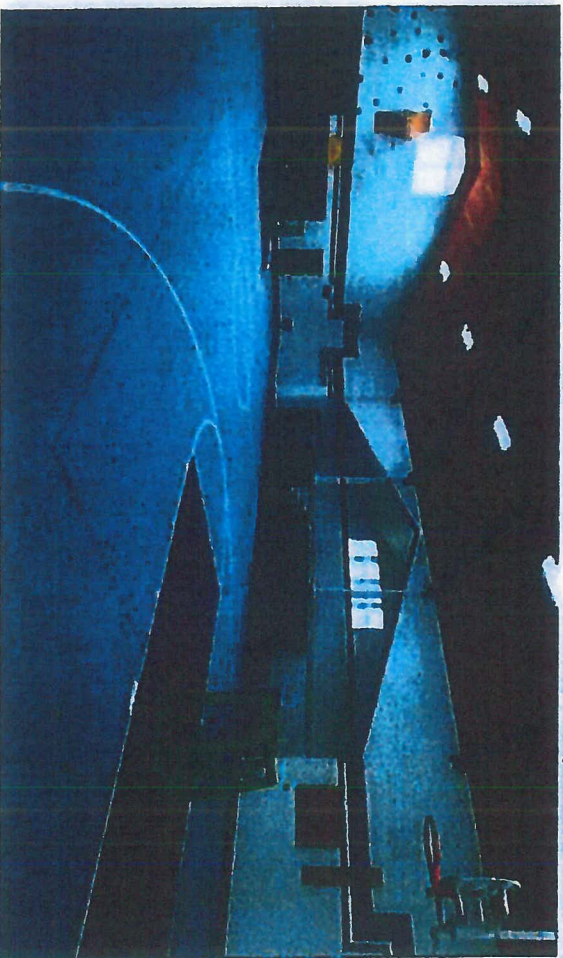
Gyms

If your group is in need of a large, indoor activity space, we offer two full-sized gyms on-site. Gym #1, located on the western end of the property, features a sport-court floor, motion-sensor lighting, a peg board, and equipment for volleyball, basketball, indoor soccer, street hockey, and other indoor sports. There is also bleacher seating and bathroom access.

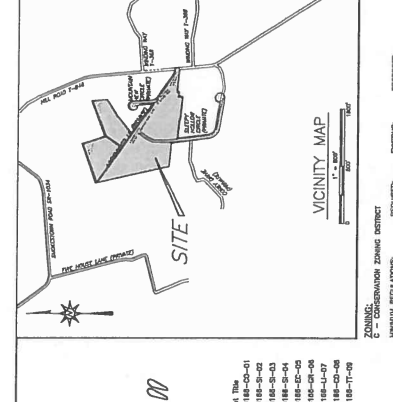
The indoor climbing wall is also located in Gym #1, and can be rented as part of your event.

Gym #2, located on the eastern end of our property, features a hard carpeted floor, and equipment for volleyball, basketball, indoor soccer, street hockey, and other indoor sports. There is a second floor carpeted walking space encircling the gym for views from above.

You must schedule use of gyms with the office. No one is permitted to be in the gym without it being scheduled for your group.

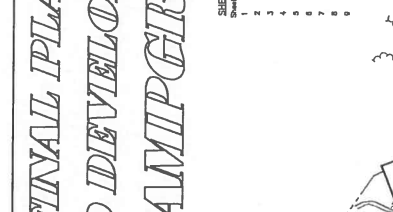


Sheet No.	Description
1	PRELIMINARY/FINAL PLAN
2	CONTRACT SHEET
3	CONTRACT SHEET
4	CONTRACT SHEET
5	CONTRACT SHEET
6	CONTRACT SHEET
7	CONTRACT SHEET
8	CONTRACT SHEET
9	CONTRACT SHEET
10	CONTRACT SHEET



SHEET LIST TABLE:

Sheet Number	Sheet Description
1	CONTRACT SHEET
2	CONTRACT SHEET
3	CONTRACT SHEET
4	CONTRACT SHEET
5	CONTRACT SHEET
6	CONTRACT SHEET
7	CONTRACT SHEET
8	CONTRACT SHEET
9	CONTRACT SHEET
10	CONTRACT SHEET



ANNUAL REGULATIONS:

Category	Requirement
ANNEXATION PARCEL X	4.5 FT. * SIDE WIND
ANNEXATION PARCEL Y	4.5 FT. * SIDE WIND
ANNEXATION PARCEL Z	4.5 FT. * SIDE WIND
ANNEXATION PARCEL X	4.5 FT. * SIDE WIND
ANNEXATION PARCEL Y	4.5 FT. * SIDE WIND
ANNEXATION PARCEL Z	4.5 FT. * SIDE WIND

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ANNEXATION PARCEL Y: 4.5 FT. * SIDE WIND

ANNEXATION PARCEL Z: 4.5 FT. * SIDE WIND

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 Phone: 610-321-8000
 www.mccarthyr.com

NO	REV	DATE	DESCRIPTION
1	1	03/29/2024	NEW FOR CONSTRUCTION
2	1	03/29/2024	REV FOR SETTING WITH TOWNSHIP ORD 17/21
3	1	03/29/2024	REV FOR SETTING WITH TOWNSHIP ORD 17/21
4	1	03/29/2024	REV FOR SETTING WITH TOWNSHIP ORD 17/21
5	1	03/29/2024	REV FOR SETTING WITH TOWNSHIP ORD 17/21

McCarthy Engineering, Inc.
 2200 East High Street
 Pottsville, PA 19464
 Phone: 610.733.8001
 Fax: 610.733.8001
 www.mccarthyr-engineering.com
 SIDA 030
 1001 North Park Road
 Pottsville, PA 19410



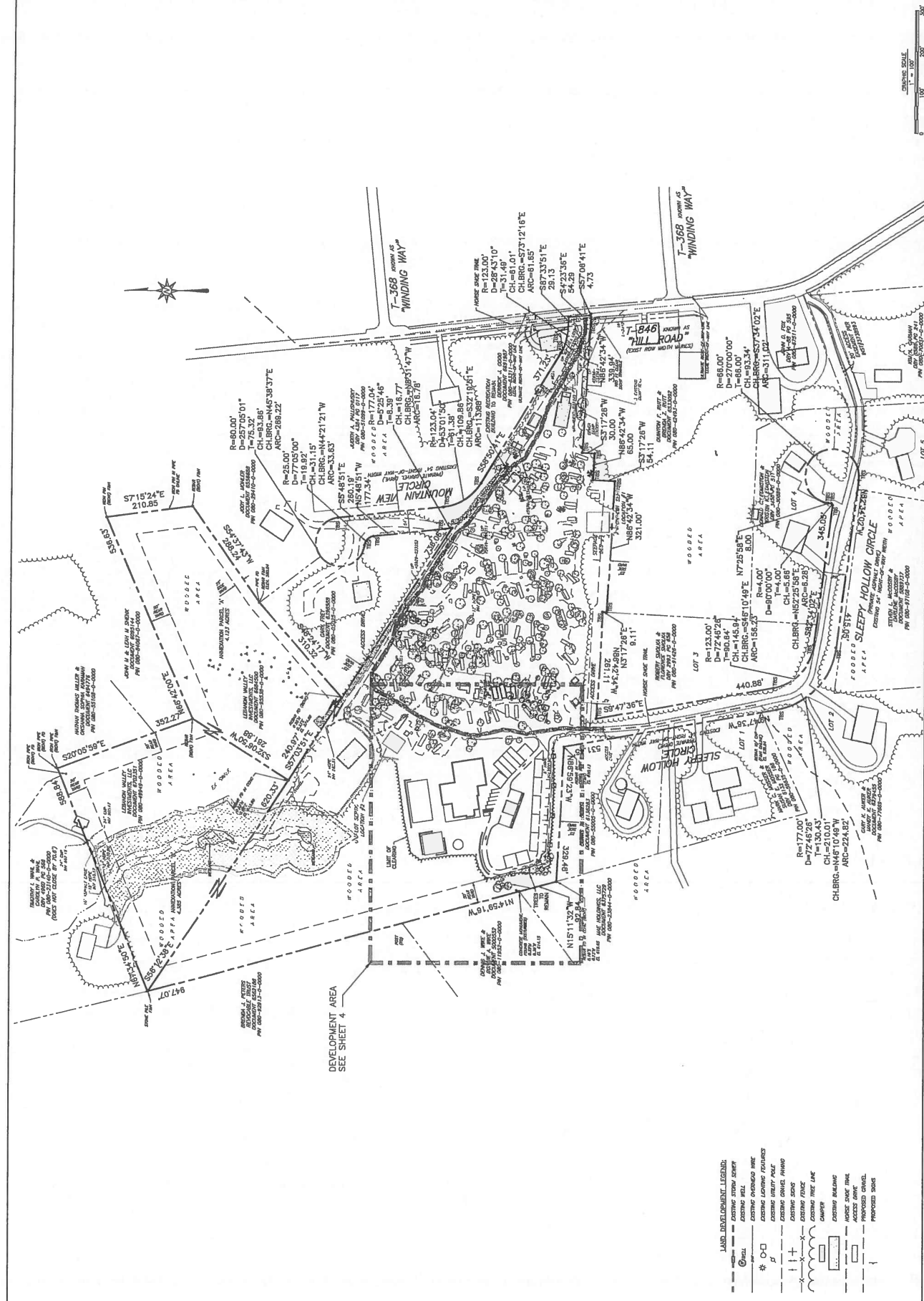
PRELIMINARY/FINAL PLAN
"DUTCH COUSIN CAMPROUND"
OVERALL SITE PLAN

Client: L.S. McARTHY BLINDING & REMEDIATION
 25300 East High Street
 Pottsville, PA 19464

Date: NOVEMBER 11, 2023

Scale: 1" = 100'
 Project No.: 23-001

Sheet No.: 3 OF 3



LAND DEVELOPMENT LEGEND:

[Symbol]	EXISTING STORM SEWER
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING WATER MAIN
[Symbol]	EXISTING FUTURE WATER MAIN
[Symbol]	EXISTING GROUND WATER
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING GROUND PHONE
[Symbol]	EXISTING STONE
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING TREET LINE
[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING DRIVE
[Symbol]	EXISTING DRIVE
[Symbol]	EXISTING DRIVE
[Symbol]	PROPOSED DRIVE
[Symbol]	PROPOSED DRIVE

GRAPHIC SCALE
 1" = 100'

DEVELOPMENT AREA
 SEE SHEET 4



EXISTING CONDITIONS/DEMOLITION LEGEND

- Existing Stream Structure
- Existing Wall
- Existing Fence
- Existing Stream
- Existing Stream Channel
- Existing Stream Structure
- Existing Stream Foundation
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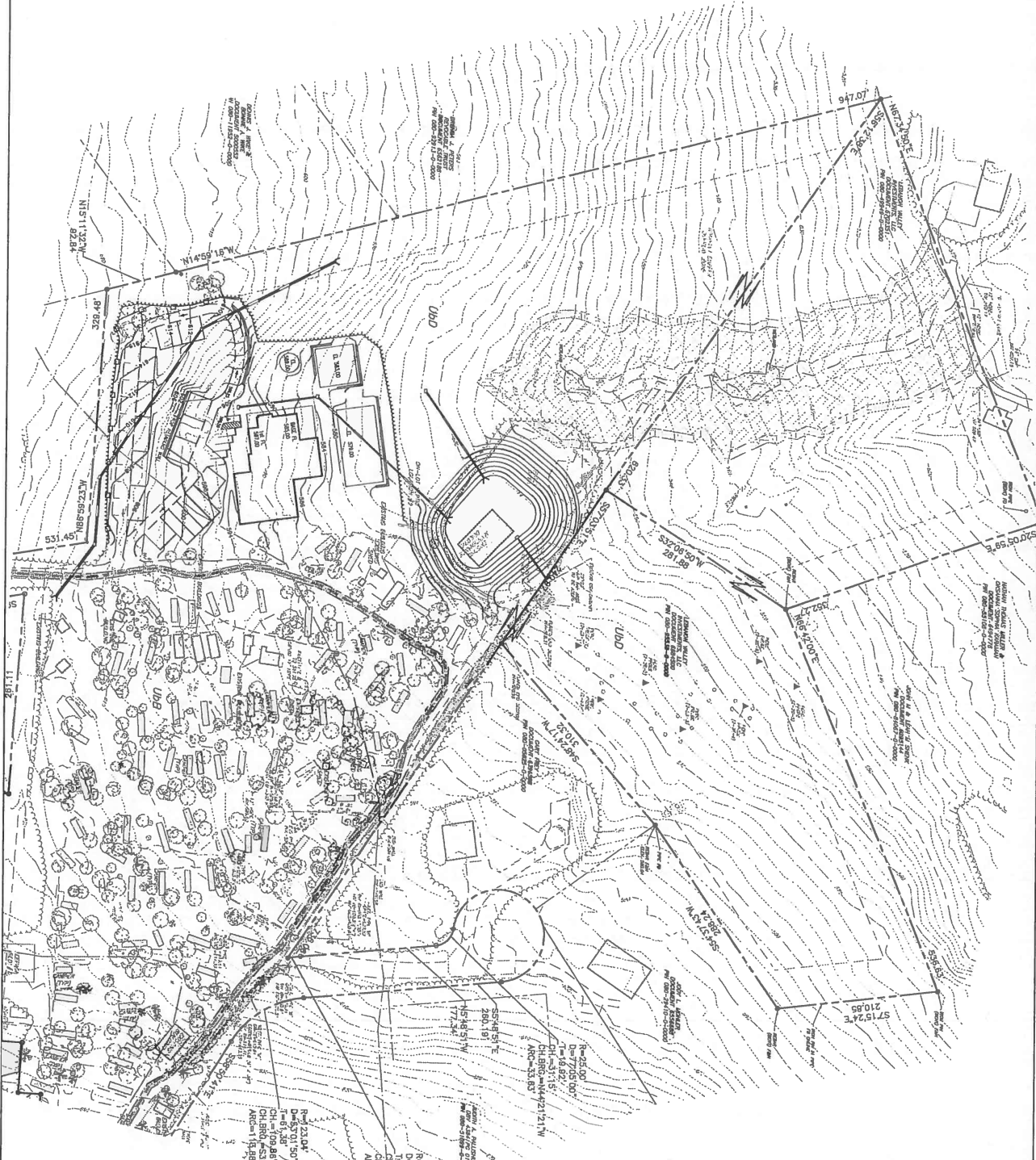
PRELIMINARY/FINAL PLAN
EXISTING CONDITIONS & DEMOLITION PLAN
"DUTCH COUSIN CAMPGROUND"

Client: J.E. HOUST BUILDING & REMEDIATION
 Location: EAST COCKSCOCK TOWNSHIP, LANCASTER, PENNSYLVANIA
 Date: NOVEMBER 11, 2022



McCarthy-Engineering, Inc.
 1911 North Park Road
 Suite 100
 York, PA 17401
 2500 East High Street
 Suite 630
 Gettysburg, PA 17325

No.	Date	Description	By
1	11/11/22	REV PER TOWNSHIP REVIEW DATED 1/12/24	AHC
2	11/11/22	REV PER TOWNSHIP REVIEW DATED 1/12/24	AHC
3	11/11/22	REV PER MEETING WITH TOWNSHIP DATED 2/12/24	AHC



- GENERAL CONSTRUCTION NOTES**
1. AREAS WHICH ARE TO BE FILLD SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% BASED UPON THE MOISTURE CONTENT OF THE MATERIAL AS DETERMINED BY THE MOISTURE CONTENT AND TEST BY OTHER METHODS. THE DENSITY, PHASE AND SECTIONS SHALL BE RECORDED IN THE FIELD.
 2. EXISTING GRADE AND PROPOSED GRADE SHALL BE INDICATED BY THE MOISTURE CONTENT AND TEST BY OTHER METHODS. THE DENSITY, PHASE AND SECTIONS SHALL BE RECORDED IN THE FIELD.
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**PRELIMINARY/FINAL PLAN
GRADING & UTILITY PLAN
"DUTCH COUSIN CAMPGROUND"**

Client: J.C. HORSY BUILDING & REMODELING
Location: EAST COCKLE TOWNSHIP, LANCASTER, PENNSYLVANIA
Date: NOVEMBER 11, 2022

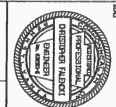
101 North Park Road
PO Box 100
Wyersburg, PA 15110

McCarthy
ENGINEERING ASSOCIATES, INC.

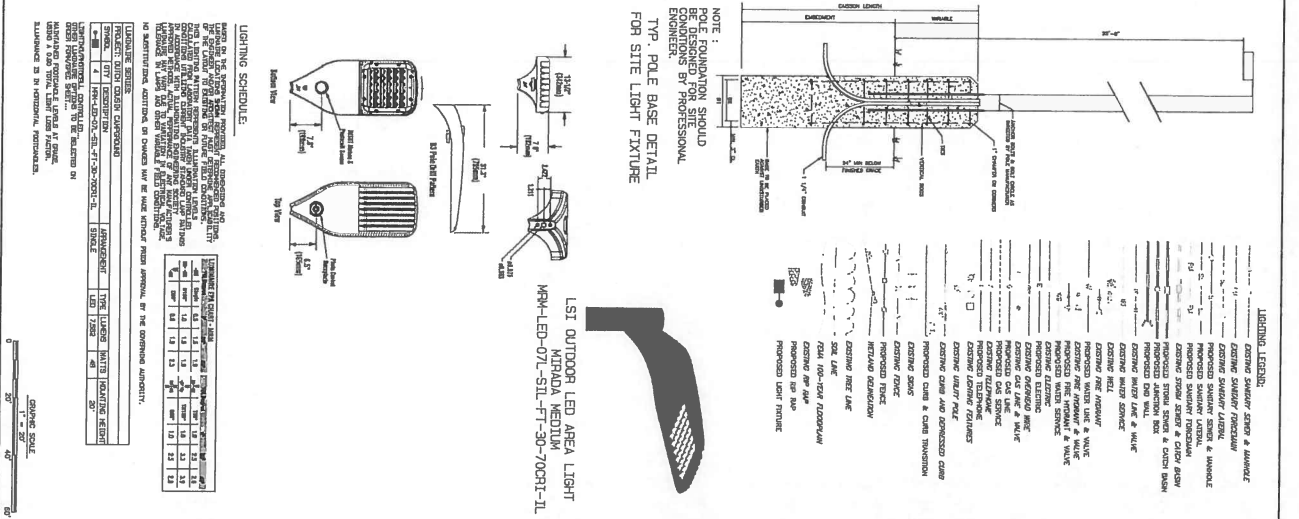
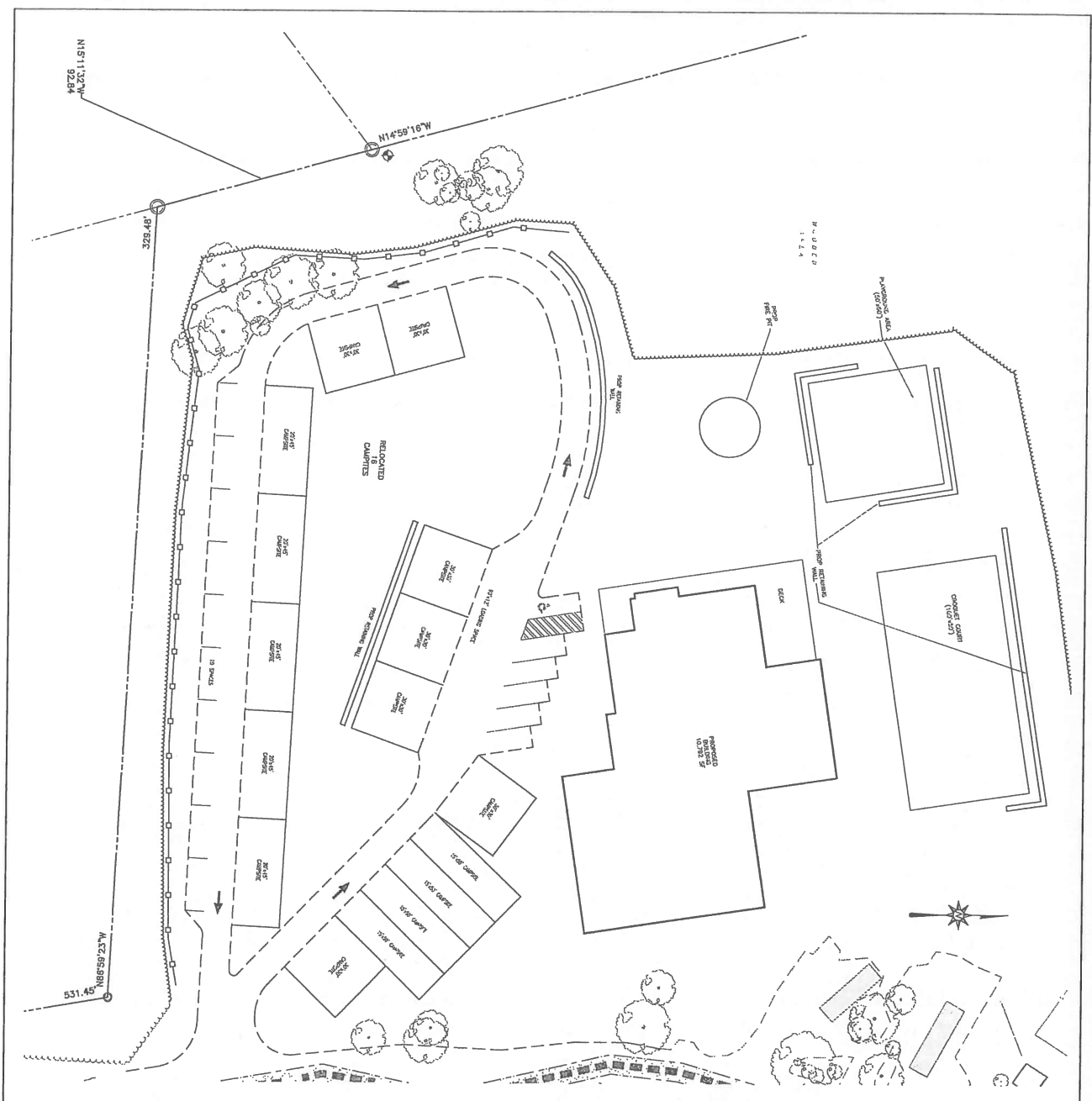
2500 East High Street
Suite 830
Pottsville, PA 19464

6 OF 9

2101052-01-00



Revision	Date	Description
1	11/11/2022	PRELIMINARY PLAN
2	11/11/2022	REVISED PLAN
3	11/11/2022	REVISED PLAN



PRELIMINARY/FINAL PLAN LIGHTING PLAN

"DUTCH COUSIN CAMPGROUND"

Client: J.E. WORST BUILDING & REMODELING
 Location: EAST COCKLEBURG TOWNSHIP, LANCASTER, PENNSYLVANIA
 Date: NOVEMBER 11, 2022

1911 North Park Road
 Suite 100
 York, PA 17404

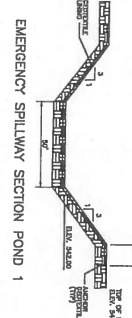
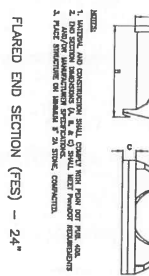
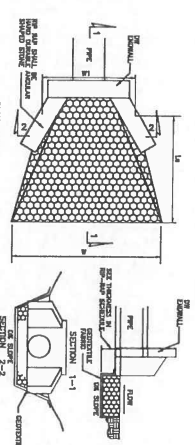
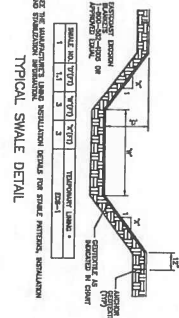
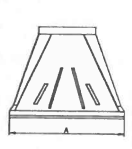
www.McCarthy-Engineering.com
 Phone: 610.373.8001

2500 East High Street
 Suite 838
 Pottstown, PA 19464

3	01/25/2023	REV PER MEETING WITH TOWNSHIP DATED 1/25/23	AJHC
2	02/02/2023	REV PER TOWNSHIP REVIEW DATED 1/15/23	AJHC
1		ISSUED FOR PER PLAN CLIENT'S COMMENTS	AW

Revision Date Description

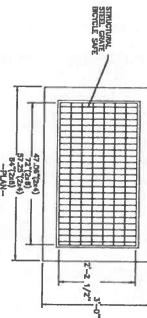
7 OF 9
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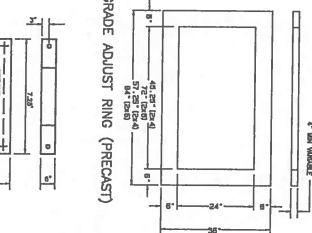
PERCENT FINISHING (GRADE GRABBING)

FINISHING	1-4	4-8	8-12	12-16	16-20	20-24	24-28	28-32	32-36	36-40	40-44	44-48	48-52	52-56	56-60	60-64	64-68	68-72	72-76	76-80	80-84	84-88	88-92	92-96	96-100
GRAVEL	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
CONCRETE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

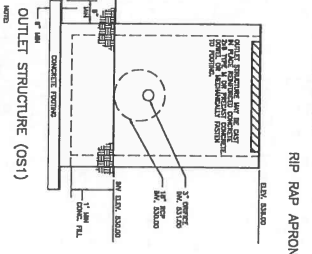
RIP RAP APRON DETAIL



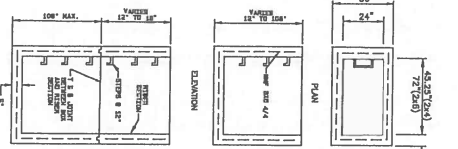
TYPE M INLET



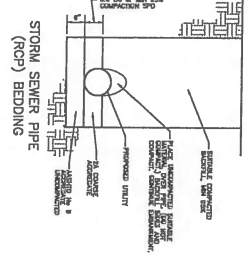
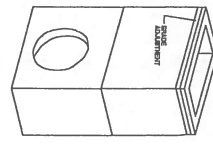
GRADE ADJUST RING (PRECAST)



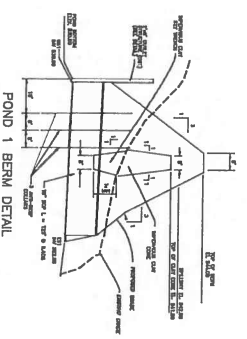
OUTLET STRUCTURE (OS1)



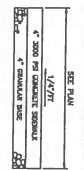
2x4 OR 2x6 PRECAST INLET BOX



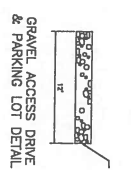
STORM SEWER PIPE (RPP) BEDDING



POND 1 BERM DETAIL



TYPICAL SIDEWALK DETAIL



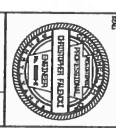
GRAVEL ACCESS DRIVE & PARKING LOT DETAIL

NOTES:
 1. ALL GRAVEL SHALL BE 1/2" TO 1/4" GRAVEL, EXCEPT WHERE NOTED OTHERWISE.
 2. ALL CONCRETE SHALL BE 3000 PSI CONCRETE, UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 4. ALL FINISHING SHALL BE TO THE TOP OF THE FINISHING COURSE.
 5. ALL FINISHING SHALL BE TO THE TOP OF THE FINISHING COURSE.
 6. ALL FINISHING SHALL BE TO THE TOP OF THE FINISHING COURSE.
 7. ALL FINISHING SHALL BE TO THE TOP OF THE FINISHING COURSE.
 8. ALL FINISHING SHALL BE TO THE TOP OF THE FINISHING COURSE.
 9. ALL FINISHING SHALL BE TO THE TOP OF THE FINISHING COURSE.
 10. ALL FINISHING SHALL BE TO THE TOP OF THE FINISHING COURSE.

PRELIMINARY/FINAL PLAN
 CONSTRUCTION DETAILS
 "DUTCH COUSIN CAMPGROUND"

Client: J.C. HOBBS BUILDING & REMEDIATING
 Location: EAST COCKLE TOWNERS, LANCASTER, PENNSYLVANIA
 Date: NOVEMBER 11, 2022

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McCARTHY
 ENGINEERING ASSOCIATES, INC.

1911 North Park Road
 Suite 100
 Wyomissing, PA 19101

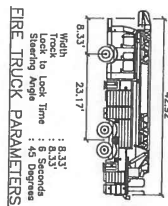
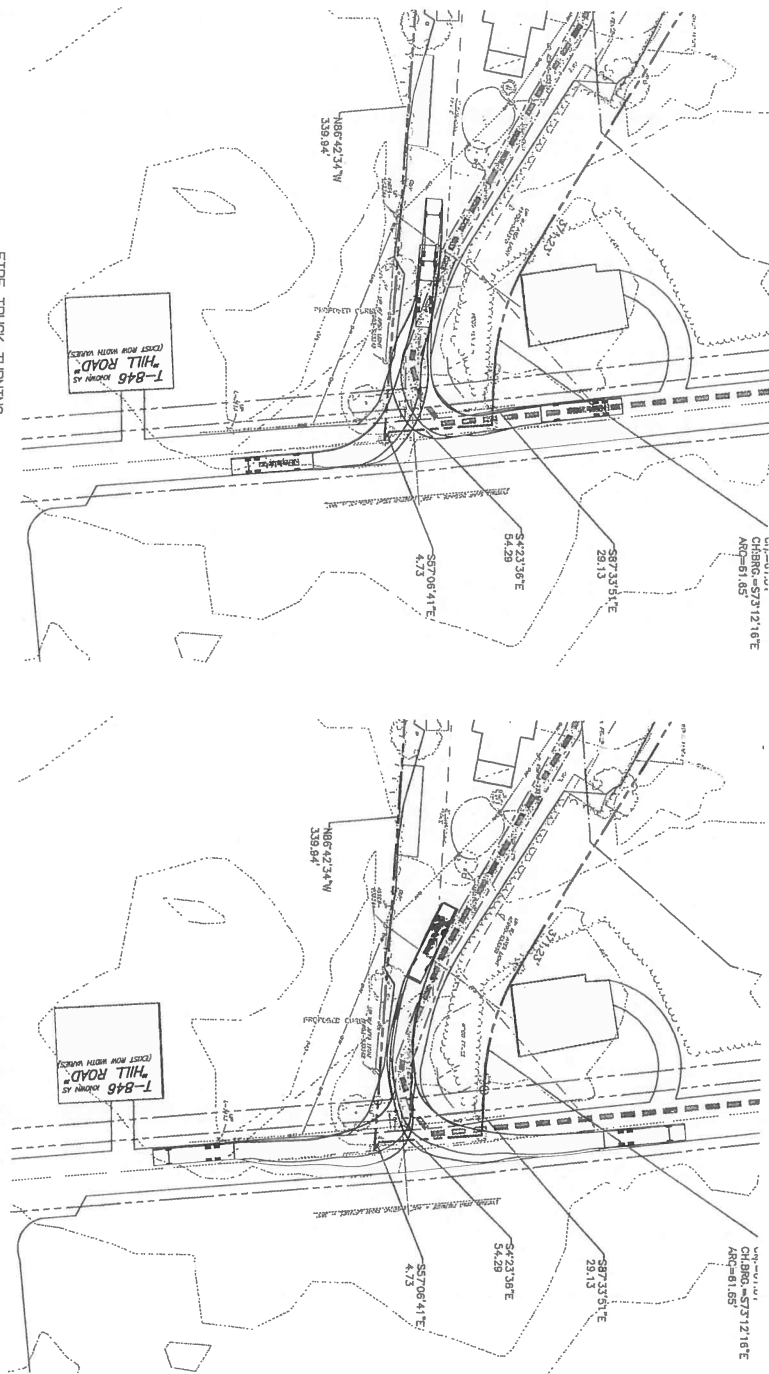
2500 East High Street
 Suite 100
 Pottstown, PA 19404

www.McCarthy-Engineering.com
 Phone: 610.373.8001

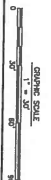
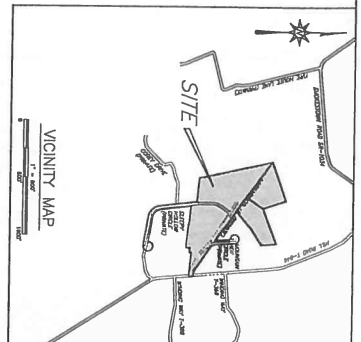
Revision	Date	Description
1	11/11/22	ISSUE FOR PERMITS
2	11/11/22	REV FOR TOWNSHIP REVIEW DATED 11/11/22
3	11/11/22	REV FOR MEETING WITH TOWNSHIP DATED 11/11/22

FIRE TRUCK TURNING
ENTERING

FIRE TRUCK TURNING
EXITING



FIRE TRUCK PARAMETERS



PRELIMINARY/FINAL PLAN
TRUCK TURNING EXHIBIT
"DUTCH COUSIN CAMPGROUND"

Client: J.E. HERRST BUILDING & REDEVELOPING
Location: EAST COCALCO TOWNSHIP, LANCASTER, PENNSYLVANIA
Date: NOVEMBER 11, 2022



McCarthy
ENGINEERING ASSOCIATES, INC.

1211 North Park Road
Suite 100
Wynantsburg, PA 19810

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Phone: 610.373.8001

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Suite 918
Pollatons, PA 19464

Revision	Date	Description
3	03/09/2024	REV PER MEETING WITH TOWNSHIP DATED 2/21/24
2	03/06/2024	REV PER TOWNSHIP REVIEW DATED 1/13/24
1	03/06/2024	REV PER CLIENT'S REQUIREMENTS

9 OF 9
2104
11.2022

LEBANON VALLEY INVESTMENTS, LLC ADJOINING PROPERTY OWNERS

Timothy I. and Carolyn P. Wahl
632 Smokestown Road
Denver, PA 17517

Oksanna Sophia Karaman
588 Smokestown Road
Denver, PA 17517

Gregory T. Kreider
580 Hill Road
Denver, PA 17517

John C. Wolf
540 Hill Road
Denver, PA 17517

John M. Shenk
576 Smokestown Road
Denver, PA 17517

Jody L. Mohler
211 Mountain View Circle
Denver, PA 17517

Gary Frey
210 Mountain View Circle
Denver, PA 17517

Judith A. Pallishusky
494 Hill Road
Denver, PA 17517

Derrick J. Good
456 Hill Road
Denver, PA 17517

Jay and Charlotte M. Bange
451 Hill Road
Denver, PA 17517

Karl D. Ludwig
405 Hill Road
Denver, PA 17517

Brenda J. Peters Revocable Trust
821 Pleasant View Drive
Ephrata, PA 17522

Dennis J. Wike
10 Corey Drive
Denver, PA 17517

MAE Holdings LLC
55 Sleepy Hollow Circle
Denver, PA 17517

Curtis H. Olsen
43 Sleepy Hollow Circle
Denver, PA 17517

Mark C. and Susan E. Mosser
55 Sleepy Hollow Circle
Denver, PA 17517

Gary K. Auker
75 Sleepy Hollow Circle
Denver, PA 17517

Florence Smolka
43 Sleepy Hollow Circle
Denver, PA 17517

Quinton F. Rutt
436 Hill Road
Denver, PA 17517

Kristin K. and Donald C. Edmiston
120 Sleepy Hollow Circle
Denver, PA 17517

Steven L. McCosby
2160 N. Reading Road
Denver, PA 17517

Clair L. Zeager
131 Sleepy Hollow Circle
Denver, PA 17517