

## PUBLIC NOTICE

The Zoning Hearing Board of the Borough of Ephrata will hold a Public Hearing on Wednesday May 20, 2020 at 7:00 p.m. in the Council Chambers of the Borough Offices, 124 South State Street, Ephrata, Pennsylvania. **All meetings will be remote unless the stay at home order has been lifted by May 20<sup>th</sup>. You may contact the Borough or check the Borough website the week of May 18<sup>th</sup> for more information on how to participate in the meetings.**

The purpose of this hearing is to consider three different applications.

The first application is to consider a special exception and alternately a variance for an existing tasting room. Relief is sought under section 319-11 for a special exception for a use not specifically regulated. In the alternative, a variance is sought under section 319-12 for an addition of food services to an existing tasting room. A variance is being sought under section 319-26A(12)(e) for a Bed and Breakfast to be operated by a permanent resident of the lot. All referenced sections are found in the Code of the Borough of Ephrata. The subject property is located at 904 W. Main St. in a Residential Low Density zoning district. The applicant and owner is Rebecca and David Gallagher, 900 W. Main St., Ephrata, PA 17522.

The second application is to consider a variance for a minimum rear yard setback of less than 25 feet. Relief is sought under section 319-20.A. of the Code of the Borough of Ephrata. The subject property is located at 114 Gery Court in a Residential Low Density zoning district. The applicant and owner is Michael and Kathleen Lillis, 114 Gery Court, Ephrata, PA 17522.

The third application is to consider a front and sideyard setback variance for for primarily residential district. Relief is sought under section 319-20.A. of the Code of the Borough of Ephrata. The subject property is a vacant lot located at the southwest corner of Arch St. and W. Franklin St. in a Residential High Density zoning district. The applicant and equitable owner is Devin S. Donmoyer, 135 Northview Dr, Lancaster, PA 17601.

Please indicate any special accommodations you require to attend this meeting by contacting the Borough Offices at 717-738-9202 by May 13, 2020.

Zach Rineer  
Zoning Officer