

## NOTICE OF PUBLIC HEARING

The Zoning Hearing Board of West Lebanon Township will meet in public session on Monday, **July 22, 2024 at 6:30 p.m.** in the West Lebanon Township Building at 322 North 22<sup>nd</sup> Street, Lebanon, PA 17046, to hear Case No. 1-2024, a Petition for Variance and Appeal from Zoning Enforcement Notice, submitted by Carmen Rodriguez for the property located at 344 North 21<sup>st</sup> Street, West Lebanon Township, Lebanon, PA, Map Number 35-2331292-371081-0000. The property is located in the R – Residential Zoning District.

Appeal is sought to Notice of Violation, dated May 22, 2024, referencing the following violations under West Lebanon Township Zoning Ordinances: 1) Violations under Chapter 27, Part 10, Section 27-1001 (relating to visibility at intersections); 2) Violations under Chapter 27, Part 4, Section 27-402 (relating to conformity to regulations); and 3) Violations under Chapter 27, Part 4, Section 27-403 (relating to dimensional restrictions), citing that the new fence install was constructed without a permit and in violation of the zoning ordinances referenced.

In the alternative, variance is sought to West Lebanon Township Zoning Ordinance. Specifically, Petitioner seeks approval for the following variance: Pursuant to Chapter 27, Part 10, Section 27-1001; 2) Chapter 27, Part 4, Section 27-402; and 3) Chapter 27, Part 4, Section 27-403 to allow a variance, permitting the new fence to continue, on the grounds that the fence is a continuation of a prior nonconforming use and/or is a *de minimis* deviation from the zoning ordinances.

Questions and concerns may contact West Lebanon Township 717.274.1598.