

**NOTICE OF PUBLIC HEARING(S)
BEFORE THE ZONING HEARING BOARD
OF THE
CITY OF LEBANON**

The public hearing will be held on Wednesday December 20, 2023, beginning at 4:00PM in the multi-purpose room of the new City Hall, located at 735 Cumberland Street Lebanon, PA. The Board will consider the following petitions:

- Petition #19-2023, filed by Camo Enterprises LLC for the property located at 229 N. 8th St. Lebanon, Pa. in the OI zoning district for a variance to add 6 room rentals on the first floor to the legal recorded use of the property. The current legal use is 1st floor - Restaurant/bar; 2nd floor – 1 Apartment and 5 rental rooms. A Boarding House (Rooming house) is not a permitted use in the district.
- Petition #20-2023 Camo Enterprises LLC for their property located at 824 Scull St. Lebanon, Pa. in the OI zoning district for a variance to add 3 room rentals to the 1st floor recorded legal use and 2 room rentals to the 3rd floor. The recorded legal use of the 1st floor was a Restaurant/Bar and the 3rd floor was 3 rental rooms.
- Petition #21-2023 filed by Camo Enterprises LLC for the property located at 828 Scull St. Lebanon, Pa. in OI zoning district, for a variance to convert what was originally the first floor banquet room to 3 room rentals. A Boarding House (Rooming house) is not a permitted use in the district.
- Petition #22-2023 filed by Camo Enterprises LLC for the property located at 830 Scull St. Lebanon, Pa. in OI zoning district, for a variance to add a 4th apartment (3rd floor). Adding an apartment is a permitted use in the OI zoning district.

All interested parties are invited to attend.

Robert Hoffman Chairman, City of Lebanon Zoning Hearing Board.

The property was condemned under the previous owner. Ms. Belliard has a vision for improving the property, and has already installed new electric service. The home is very large and the two apartments proposed are very spacious.

-As per section 1303; Conversion of a single family home to 2- units is permitted by special exception in this RHD zoning district.

Parking: As per section 1311.01, 4 offstreet parking spaces are required for the project. 1 offstreet can be created in the rear off Water St. while still meeting the 10% pervious requirement, however one space would be deleted by the driveway entrance., The applicant is requesting 2 parking spaces be grandfathered as per section 1311.02 (c)(2) as off street parking being a corner property, it has 4- 5 off-street spaces bordering the property. The New City parking lot at 10th and Water St. across the street has 23 spaces available for rent at this time. The owner is willing to rent the 3 required spaces for the offstreet Requirement if the Board is not willing to honor the 2 grandfathered.

The Zoning office is in approval of the petition as the property meets all the requirements of the conversion.

Ms Belliard resides in the City of lebanon and owns a total of 4 properties none of which have been problematic.

- Persons requiring special accommodations to facilitate participation in the meeting may contact the ADA Coordinator at 717 639-2800 ext. 4 (PA Telecommunications Center TTY 7-1-1) or email cyeagley@lebanonpa.org.

Legal Notice

Published
Nov.1st and Nov.8th

Zoning office comments

- Petition #16-2023 filed by Gisell Gonzalez for 1302 Poplar St. Lebanon.

The applicant already possesses a Family daycare zoning permit to operate up to six children.

The property has a 6' high wooden fenced in area of approximately 4000 sq feet, a home with approx 2000 sq ft with plans to partially finish off the basement, and a double wide driveway to unload children. She has a waiting list which is attached to the petition. Gisel is an outgoing person and has the ability and space to accommodate more children, however a Group day care of up to 12 Children is not a permitted use in the RLD zoning district therefore the petition is being requested as a variance.

The requirements as listed below are being met by the applicant.

The requirements as per section 1306.03 (3)

Day Care as accessory to a Dwelling. A. See Articles 1303 and 1304 under Accessory Uses and the definitions in Section 1315.02 concerning the number of children who can be cared for in different Zoning Districts in a Family Day Care Home or a Group Day Care Home. B. The care of 4 or more children (other than children or grandchildren of the on-site caregiver) shall only be allowed where specifically permitted under Articles 1303 and 1304 in the applicable Zoning District. C. The dwelling shall retain a residential appearance. D. The use shall be actively operated by a permanent resident of the dwelling. E. If 4 to 12 children are cared for who are not children or grandchildren of the on-site caregiver, then a minimum of 300 square feet of exterior play area shall be available, surrounded by a 4 feet minimum height secure fence. Seven to 12 children shall not be cared for in a dwelling unit that is attached to another dwelling unit, and provided that number of children are allowed in the zoning district. F. See also "Day Care Center" as a principal use in this Section. Day Care is also an allowed accessory use for a Place of Worship. G. The use shall comply with any applicable state and federal regulations, including having an appropriate State Department of Human Services registration certificate or license, if required by such agency. H. Steps shall be properly secured to limit access by small children. The applicant shall describe any basement steps, and whether they will be locked to prevent access by children. At least one fire extinguisher shall be provided, as well as at least one emergency indoor lighting device, a working carbon monoxide detector, and smoke detectors. I. The applicant shall describe in writing any provisions that will be made for the safe loading and unloading of children from vehicles

Zoning office comments

- Petition #17-2023 filed by Tessa Maurer for the property located at 1103 Cathedral St. Lebanon
- This is a petition to operate a hair salon as a General home business as per section 1306.03 (10) Home Occupations. A. Note - There are two types of Home Occupations: “Low Impact Home Occupations” (which are typically permitted by right), and other types of Home Occupations that are named “General Home Occupations” and need special exception approval in most districts. B. All home occupations shall meet the following requirements: 1. The use shall only be conducted by one or more permanent residents of the dwelling, except it may also involve a maximum of one employee who does not reside in the dwelling. 2. The use shall be conducted indoors, in a principal and/or accessory building. No outdoor storage or display related to the home occupation shall be permitted. No changes shall occur to the exterior of a building that would reduce its residential appearance as viewed from a street. 3. The use shall occupy an area that is not greater than 25 percent of the total floor area of the principal dwelling unit. The use shall clearly be secondary to the residential use. 4. A Home Occupation shall be required to provide off-street for the dwelling unit (unless a lack of parking is lawfully

nonconforming), plus one space if there will be business traffic to the lot. For a General Home Occupation, the Zoning Hearing Board shall require additional off-street parking if the Board determines it is necessary for customer parking.

A home occupation shall not be conducted in a manner that is perceptible to other residents between the hours of 9 p.m. and 7:30 a.m

10. A barber or beauty shop shall not include any non-resident employees.

12. A Home Occupation may include a single two square foot non-illuminated sign, as permitted in Section 1312.03.

15. On-site retail sales shall be prohibited, except for sales of hair care products as accessory to a barber/beauty shop.

The Zoning office is recommending the approval of the request as it meets all the requirements listed above.

Tessa is an experienced cosmetologist and the property lends itself to easy access to the daylight basement entrance: see photo attached. Clients are by appointment so I see no traffic issues with parking along Reinoel St. at the sidewalk leading to the home. General Home occupation is permitted by special exception in the zoning district. The impact to the neighborhood will be minimal.

Zoning office comments

- Petition #18-2023 filed by Nicolas Richardson for the property located at 1106 Elm St. Lebanon
A request for a special exception was filed but the verbiage in the request asks for 12 children which would be a Variance as a Group home, not a Family day care.
The home is about 1100 sq ft and the 300 sq ft of required outdoor fenced in area would still need to be installed. The property has a large off street loading area that is sparsely stoned.

The Zoning office is recommending the request remain a special exception requesting a family daycare of up to 6 children(changing the verbiage to 6)

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