

Little Britain Township Zoning Hearing Board

Meeting Agenda

August 19, 2025

7 p.m.

1. Call to Order
2. Introduction of Zoning Hearing Board members, Solicitor
3. Approval of meeting minutes – July 16, 2025
4. Explanation of Meeting Procedures
5. New Business

A. Application of Maria D. Moran, 332 Pine Grove Road, Nottingham, PA 19362 (Subject Property), for a Special Exception under Zoning Ordinance Sections 201.3.A and 418 to create a Conversion Apartment in the building, as well as a Variance from section 201.5 to allow the accessory dwelling unit on a one-acre tract, and to the extent necessary, a Variance from Section 418.5.D for any variance determined to be necessary for accessory structure to be deemed in conformity with applicable zoning requirements, given that the accessory building is existing. The Subject Property is located in the Rural Residential District (R-1).

6. Adjournment

Little Britain Township Zoning Hearing Board

Meeting Agenda

August 20, 2025

7 p.m.

1. Call to Order
2. Introduction of Zoning Hearing Board members, Solicitor
3. Approval of meeting minutes – August 19, 2025
4. Explanation of Meeting Procedures
5. New Business

A. Application of Timothy and Maureen Rhodes, 574 Nottingham Road, Nottingham, PA 19362, for a Variance under Zoning Ordinance Sections 200.3.D and 408.4 that require the owner to live in the Bed and Breakfast property. The Subject Property is located at 404 Balance Meeting Road, Peach Bottom and is in the Agricultural District (A-1).

B. Application of Mervin Ray Beiler, 120 Kirks Mill Road, Nottingham, PA 19362 (Subject Property), for a Variance under Zoning Ordinance Section 408.4 to operate an air BNB in the small living quarters above a detached garage. Applicant also requests a Special Exception under Zoning Ordinance Section 105 for uses not provided for us the Variance is not permitted. The Subject Property is located in the Agricultural District (A-1).

C. Application of Samuel I. Stoltzfus, 28 Dogwood Road, Kirkwood, PA 17536 (Subject Property), for a Variance under Zoning Ordinance Section 200.9.D to construct a roof over the livestock living area. The Subject Property is located in the Agricultural District (A-1).

6. Adjournment