

# **Borough of Strasburg**

145 Precision Avenue  
Strasburg, PA 17579  
(717) 687-7732

## **NOTICE**

**The Strasburg Borough Zoning Hearing Board will meet on Monday, July 28, 2025, at 7:00 p.m. at the Strasburg Borough Office, 145 Precision Avenue, Strasburg, PA 17579, to consider the following application:**

**An application submitted by Sean Shover, Redemption Renovation & Design, LLC, 351 Sprecher Road, Lancaster, PA 17603, requests the following actions for property located at 1 East Main Street, Strasburg, PA 17579:**

- 1. A variance pursuant to Section 205.2.9. of the Strasburg Borough Zoning Ordinance which prohibits drive-thru restaurants to establish a drive-thru coffeehouse/restaurant that would involve the use of the existing drive-through windows that were part of the previous bank use to provide customer service. In addition, a walk-up window is proposed on the western building facade along the North Decatur Street side of the building, and**
- 2. A variance of the maximum 10 s.f. sign area for any use in the Commercial Zone (C-1) pursuant to Section 313.2.1.G. of the Zoning Ordinance to provide a 60 s.f. flat wall sign to be located on the western building facade along the North Decatur Street side of the building, and, in addition**
- 3. The Zoning Hearing Board may consider a variance of the off-street parking requirements pursuant to Section 310.7. of the Zoning Ordinance requiring one (1) space for every two (2) seats, plus one (1) space for each two (2) employees. While the application is not specific and does not request a variance, it would appear that a variance is necessary.**

**The property is owned by Choice Partners, LP, 4 Glenwood Drive, Strasburg, PA 17579. The property is located within the Commercial Zone (C-1).**

**ZONING HEARING BOARD  
STRASBURG BOROUGH  
LANCASTER COUNTY, PENNSYLVANIA**