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

NOTICE

The Strasburg Borough Zoning Hearing Board will meet on Wednesday, August 19, 2026, at 7:00 p.m. at the Strasburg Borough Office, 145 Precision Avenue, Strasburg, PA 17579, to consider the following applications:

Case No. 2026-02. An application submitted by 8 East Main Street, LLC and Spring House Distillery, Inc., 5630 River Road, Conestoga, PA 17516, requests the following actions for property located at 8-10 East Main Street, Strasburg, PA 17579:

1. **A special exception pursuant to Section 205.3.1.E. of the Strasburg Borough Zoning Ordinance to allow a tavern use, or alternatively, a brewpub use,**
2. **A variance to the extent required from the definition of a tavern in Section 112. Of the Zoning Ordinance to allow spirits to be produced on-site and to allow unamplified live entertainment,**
3. **In the alternative, if the proposed use is viewed as a brewpub, a variance from the definition of a brewpub in Section 112. of the Zoning Ordinance to allow for production of spirits instead of beer, to allow the use to derive less than 50% of its annual gross revenue from food sales, and to allow unamplified live entertainment,**
4. **Variances pursuant to Sections 205.12. and 310.7. of the Zoning Ordinance to allow seven (7) on-site off-street parking spaces and thirty-three (33) leased parking spaces in nearby shared lots to serve the Property's uses, and**
5. **A variance pursuant to Section 311.11. of the Zoning Ordinance to allow one (1) undersized loading space, together with any other relief deemed necessary or appropriate by the Board.**

The property is owned by 8 East Main Street, LLC, 2 South Decatur Street, Strasburg, PA 17579. The property is located within the Commercial Zone (C-1).

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Case No. 2026-03. The application of Shady Rooster, LLC, 1716 Pioneer Road, Lancaster, PA 17602, requests a special exception pursuant to Section 205.3.1.E. of the Zoning Ordinance to operate a brewpub/cidery on property located at 15 West Main Street, Strasburg, PA 17579.

The property is owned by Shady Rooster, LLC, 1716 Pioneer Road, Lancaster, PA 17602. The property is located within the Commercial Zone (C-1).

ZONING HEARING BOARD
STRASBURG BOROUGH
LANCASTER COUNTY, PENNSYLVANIA