

ZONING HEARING BOARD MINUTES

July 7, 2026

Call to Order By: Chairman, Chris Moyer
Members Present: Chris Moyer, Chris Neiles, Ken Dombach
Legal Representation: Jason Hess, ZHB Solicitor

Motion by Chris Neiles, 2nd by Ken Dombach to approve the minutes of the June 2nd, 2026, meeting. The vote was unanimous.

APPLICANTS: Reem Al-Athary and EKR Properties, LLC

SITE ADDRESS: 2512 Lebanon Road

CASE NUMBER: 260010

REQUEST: special exception from Table 3-4.2 for vehicle service/repair-light/medium duty and removal of Condition B from 2011 decision limiting repair work to vehicles being sold or having been sold on property.

ZHB Exhibit #1, Proof of Publication Yes ZHB Exhibit #2, Copy of Posted Notice Yes
Property Posted on June 26, 2026

TESTIFYING FOR APPLICANT: Applicant

ENGINEERING CONSULTANT FOR APPLICANT: N/A

LEGAL COUNSEL FOR APPLICANT: N/A

CONCERNS, COMMENTS AND QUESTIONS WERE HEARD FROM LEGAL COUNSEL AND THE APPLICANT.

Motion by Chris Moyer, 2nd by Chris Neiles to approve the request for special exception from Table 3-4.2 for vehicle service/repair-light/medium duty and to remove Condition B from 2011 decision with standard conditions.

Vote was unanimous.

APPLICANTS: Ray Tyrone

SITE ADDRESS: 6616 & 6640 Elizabethtown Road

CASE NUMBER: 260011

REQUEST: variance from Section 350-301.D.(1)(a)[2] to permit an addition subdivision right by relocating the lot line between the two

ZHB Exhibit #1, Proof of Publication Yes ZHB Exhibit #2, Copy of Posted Notice Yes
Property Posted on June 26th, 2026

TESTIFYING FOR APPLICANT: Applicant and Steve Gergely

ENGINEERING CONSULTANT FOR APPLICANT: Steve Gergely – Harbor Engineering

CONCERNS, COMMENTS AND QUESTIONS WERE HEARD FROM LEGAL COUNSEL AND THE APPLICANT.

Motion by Chris Moyer, 2nd by Ken Dombach to approve variance from Section 350-301.D.(1)(a)[2] to permit an addition subdivision right by relocating the lot line between the two properties, with the following condition in addition to the standard conditions:

1. There shall be no additional subdivisions or nonagricultural uses established on either of the resulting lots created by the subdivision approved by this decision.

Meeting adjourned at 7:37 pm.

Respectfully submitted:



Drew Keller
Zoning/Code Enforcement Officer