

## NOTICE OF PUBLIC HEARING

The Township of Hamilton Zoning Hearing Board will conduct a public hearing to inform, hear evidence and receive public comment on the following application:

Application of NOBPA, LLC, for the following special exceptions and variances for a proposed warehouse and trucking terminal, and business buildings, located in vacant parcels 17K11-0005---000, 17K11-0013---000, 17K10-0071---000 and 17K11-0013B—000. The parcels are in the Commercial District, Hamilton Township, Adams County, Pa.

Proposed Lots 1 and 2: Special Exceptions pursuant to §150-63.M. of the Zoning Ordinance to permit development of the parcels as warehouses.

Proposed Lots 1, 2, 3 and 4: Variance pursuant to §150-118.E. of the Zoning Ordinance, which requires one-way directional travel within the parking lots. The applicant is proposing to develop the parking areas with two-way directional travel.

Proposed Lots 1 and 2: Variance pursuant to §150-65.A. of the Zoning Ordinance, which requires buildings to be constructed at the front yard setback line. The applicant is proposing to build contrary to the ordinance and as depicted on the proposed plan.

Proposed Lot 2: Variance from §150-98.HH(6) of the Zoning Ordinance, which requires loading and unloading docks to be located on the side of the building farthest from the closest adjacent residential structure. The applicant is proposing to locate loading and unloading docks on both the north and south side of the building on Proposed Lot 2.

The date, time and place of hearing is:

**\_\_August 22, 2023\_\_ at **7:00 PM**\_\_**  
Hamilton Township Building,  
272 Mummerts Church Rd, Abbottstown, PA 17301

James R. Graham  
Zoning and Code Enforcement Officer  
Hamilton Township