



Zoning Hearing Board

Agenda for January 21, 2026 Meeting – 7:00 PM
Borough Hall, 124 S. State Street, Ephrata

Call to Order

Approval of Agenda

Approval of December 17, 2025, Meeting Minutes

Action Items:

1. Reorganization
 - a. Chairperson
 - b. Vice-Chairperson

2. Appointment of ZHB Solicitor – Nikolaus & Hohenadel, LLP

3. Special Exception
1300 W. Main St. LLC
25 N. Charles St., Ephrata, PA 17522
PUBLIC NOTICE “The application is for a Special Exception to exceed the maximum building height of 45’, requesting 49’. Relief is sought under section 319-20.B.8 of the Code of the Borough of Ephrata. The subject property is located at 1300 W. Main St. in the Neighborhood Commercial District Zoning District. The owner and applicant is 1300 W. Main LLC., 25 N. Charles St., Ephrata, PA,”

Adjournment

Please indicate any special accommodation you require to attend this meeting by contacting the Borough Offices at 717-738-9202 by January 14, 2025 ~ Zach Rineer, Zoning Officer