

**WEST LAMPETER TOWNSHIP
ZONING HEARING BOARD
March 14, 2023**

A meeting of the West Lampeter Township Zoning Hearing Board was held on March 14, 2023 at 6:00 p.m. in the Township Building at 852 Village Road in Lancaster County, PA. Members present were Raymond Lanas, Terry Kauffman and John Lines. Also, present were Attorney Matt Creme, Recording Secretary Denise Glatfelter, Court Reporter Christy Della Rova, and Planning/Zoning Officers Kim Yepremian and Michele Neckermann.

MINUTES APPROVAL – John Lines made a motion to approve the January 10, 2023 minutes, with the correction of the date from December 2021 to December 2022, seconded by Terry Kauffman. **Motion approved 3-0.**

Before the hearing started, Terry Kauffman made a motion, seconded by John Lines, to correct the record of the legal advertisement that was placed in the LNP, which read *Daniel S.* instead of *David S.* King. **Motion approved 3-0.** Attorney for the applicants had no objection to the correction.

David S. & Elizabeth King – 1404 Houser Road, Lancaster, PA. Applicants are requesting a Special Exception from Section 285-26 Table of Allowed Uses and Section 285-43(20) Additional Requirements for Accessory Uses (Accessory Dwelling Unit).

Parties: Applicant David S. King
 Nicholas T. Gard, Esquire Attorney for Applicant
 West Lampeter Township

The applicants were represented by Nicholas T Gard, Esquire, and together with their contractor - also named David King - appeared and presented testimony and other evidence in support of the application. At the time of the hearing, and with testimony from the Township Zoning Officer, it was agreed that the proper request for consideration by the ZHB was *Section 285-43(D)(19). Unit of Care for a Relative*, to permit occupancy by the father-in-law of the applicant. There was testimony regarding the existing conditions on the property, as well as the location of the unit and method of construction.

Based on testimony and evidence presented, the Zoning Hearing Board approved the applicants' request for a Special Exception from Section 285-43(D)(19), with the following conditions:

- A. Applicants are bound by the testimony and evidence presented in the hearing.

- B. Applicants shall obtain all necessary permits and approvals as required by applicable ordinances and regulations.

A motion was made by Terry Kauffman and seconded by John Lines, to approve the Special Exception for a new unit of care. **Motion approved 3-0.**

Donna Harnish – 945 Virginia Avenue, Lancaster, PA. Applicant is requesting a Variance from *Section 285-27D. Building Setbacks*, for a property located at 2099 Southview Road, Lancaster, PA.

Parties: Applicant Donna Harnish
Kent Nolt
West Lampeter Township

Applicant is requesting a Variance from Section 285-27(D) to allow the construction of a sunroom within the required 75-ft setback from an adjacent actively farmed parcel in the Agricultural zone. Applicant, together with contractor Kent Nolt, testified to the existing conditions on the property, as well as the location and construction of the proposed sunroom. After hearing testimony, and in consideration of a lack of surveyed measurements, the ZHB considered a variance of the agricultural setback “not to exceed 39.5 feet”.

Based on the testimony and evidence presented, the Zoning Hearing Board approved the applicant’s request for a variance from Section 285-27(D), to permit the construction of a sunroom within the 75-foot setback from any actively farmed parcel, as long as it met a minimum setback of 35.5 feet.

The approval is based on the following conditions:

- A. Applicant shall comply with the testimony and evidence presented at the hearing in support of the request for a variance.
- B. Applicants shall obtain all necessary permits and approvals as required by applicable ordinances and regulations.

A Motion was made by John Lines, seconded by Terry Kauffman, to approve the Applicant’s request for a variance from Section 285-27D. **Motion approved 3-0.**

There being no further business before the Board, John Lines made a motion to adjourn the meeting at 7:07 pm, which was seconded by Ray Lanas. **Motion approved 3-0.**

Respectfully submitted,
Denise Glatfelter
Recording Secretary