

**WEST LAMPETER TOWNSHIP
ZONING HEARING BOARD
June 13 2023**

A meeting of the West Lampeter Township Zoning Hearing Board was held on June 13, 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 Bernadette M. Hohenadel of Nikolaus & Hohenadel, LLP, representing West Lampeter Township Zoning Hearing Board, Township Manager DeeDee McGuire, and Planning/Zoning Officers Kim Yepremian and Michele Neckermann.

Chairman Raymond Lanas called the meeting to order at 6:00 P.M.

MINUTES APPROVAL – John Lines, Vice-Chairman, made a motion to approve the March 14, 2023 minutes, seconded by Terry Kauffman. **Motion approved 3-0.**

Counsel for WLT Zoning Hearing Board, Bernadette M. Hohenadel, gave instruction on how the meeting would proceed with regard to the applicant's presentation of request for a variance.

Chairman Raymond Lanas stated for the record that:

Township Exhibit 1 was the Application and Blue Prints
Township Exhibit 2 was the Legal Notice/Proof of Publication in LNP
Township Exhibit 3 was the Posting Affidavit (posting of the property for public hearing)

David & Pamela Myers – 1725 Wiker, Lancaster, PA. (Case No. WL2023-ZHB-004 Variance)

Parties: Applicant David Myers
Bernadette M. Hohenadel, Counsel for West Lampeter Township ZHB
West Lampeter Township

The applicant, David Myers, appeared and presented testimony and other evidence in support of the application to seek a variance of Section 285-27 & 285-67 in order to build an addition onto an existing non-conforming structure. Mr. Myers presented the hardship that he is a taller man and needs an additional foot from 5.6 feet to 6.6 feet to accommodate the full-size bath.

Based on testimony and evidence presented, the Zoning Hearing Board approved the applicant's request for a variance from Section 285-27, to permit the construction of a full bathroom within the 45ft.7inch setback 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 John Lines, seconded by Terry Kauffman, to approve the Applicant's request for a variance of 10 feet from Section 285-27, which will allow for the construction of an additional full bathroom to the dwelling at the front right corner of the residence. **Motion approved 3-0.**

There being no further business before the Board, John Lines made a motion to adjourn the meeting at 6:22pm, which was seconded by Terry Kauffman. **Motion approved 3-0.**

Respectfully submitted,
Donna Haley
Recording Secretary