

**WEST LAMPETER TOWNSHIP
ZONING HEARING BOARD
October 10, 2023**

A meeting of the West Lampeter Township Zoning Hearing Board was held on October 10, 2023 at 6:00 p.m. in the Township Building at 852 Village Road in Lancaster County, PA. Members present were Chairman Raymond Lanas, Vice Chairman John Lines and Terry Kauffman. Also present were Attorney Matthew J. Creme, Jr. of Nikolaus & Hohenadel, LLP, representing the West Lampeter Township Zoning Hearing Board, Planning/Zoning Officers Kim Yepremian and Michele Neckermann, and Court Reporter Ray Danyo.

Chairman Raymond Lanas called the meeting to order at 6:01 P.M.

The Pledge of Allegiance was recited.

MINUTES APPROVAL – Terry Kauffman made a motion to approve the September 12, 2023 minutes, seconded by John Lines. **Motion approved 3-0.**

The meeting was turned over to Counsel for the WLT Zoning Hearing Board, Matthew J Creme, Jr. who explained the process and procedure for the hearings.

Chairman Raymond Lanas stated for the record that:

T-1 (Township Exhibit 1) was the Application submitted to the Township

T-2 (Township Exhibit 2) was the Legal Notice/Proof of Publication in LNP on September 25, 2023 and October 2, 2023

T-3 (Township Exhibit 3) was the Posting Affidavit (posting of the property for public hearing)

T-4 (Township Exhibit 4) was the Zoning Memo Analysis

Party Status – None

Mr. Preston was sworn/affirmed by Mr. Danyo

Case No. WL2023-ZHB-009 Variance – Matthew and Carla Preston (1610 Lampeter Road)

The applicant, Matthew Preston, appeared and presented testimony and other evidence in support of the application to seek a variance of Section 285-43D(14)(b)[1] in the West Lampeter Zoning Ordinance to complete a garage with a total of 1444 square feet that was built under an original permit issued in 2018. Mr. Preston wanted to request a final inspection earlier this year, but was informed his permit was closed and would need to be resubmitted. The structure that was permitted in 2018 showed square footage of 1400 for the work to be done (drawings from permit in 2018). The total square footage of the work is 1444 square feet. The original square footage was 1203 square feet. Mr. Preston needs a new permit and CO and requested relief for the increase in size with a total of 241 square foot to allow the variance of 1444 square feet rather than the 1000 square feet that is permitted by the ordinance. He is in compliance with side yard setback.

Based on the testimony and evidence presented, the Zoning Hearing Board approved the applicant's request for a variance from Section 285-43D(14)(b)[1] for a 1444 square foot accessory structure, which is 241 square feet more than the 1000 square feet permitted through the ordinance, 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 variance.

Motion approved 3-0.

Party Status – None

Mr. Fisher was sworn/affirmed by Mr. Danyo.

Chairman Raymond Lanas stated for the record that:

T-1 (Township Exhibit 1) was the Application submitted to the Township

T-2 (Township Exhibit 2) was the Legal Notice/Proof of Publication in LNP on September 25, 2023 and October 2, 2023

T-3 (Township Exhibit 3) was the Posting Affidavit (posting of the property for public hearing)

T-4 (Township Exhibit 4) was the Zoning Memo Analysis

Case No. WL2023-ZHB-010 Variance – Jordan Fisher (213 E. Penn Grant Road)

The applicant, Jordan Fisher, appeared and presented testimony and other evidence in support of the application to seek a variance of Section 285-69 in the West Lampeter Zoning Ordinance for a 5-foot variance for a walkway from the new location of the shed to the existing garage. The right-of-way is 55 feet from center line of Edgemont Drive. Mr. Fisher recently moved in to the residence and was unaware that he needed to contact the Township and he had moved an existing shed closer to the house and needs to request relief for a 5-foot variance. The property owner, Brandon Leaman was present at the hearing and said he consented to Mr. Fisher making the application to the Township.

Based on the testimony and evidence presented, the Zoning Hearing Board approved the applicant's request for a variance from Section 285-69 to allow for a five-foot variance, 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 variance. **Motion approved 3-0.**

There being no further business before the Board, Raymond Lanas adjourned the meeting at 7:07 P.M.

Respectfully submitted,
Donna Haley
Recording Secretary