

ORIGINAL

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD

Meeting Minutes - June 8, 2021

The West Hempfield Township Zoning Hearing Board met in the meeting room of the West Hempfield Township Municipal Building at 3476 Marietta Avenue, Lancaster, PA, and remotely via Zoom videoconference. Board members Gary Lintner, Ciro Gambone, David Lounsbury and Daryl Peck were present. Also present were Township Manager Andrew Stern; Zoning Officer Dwayne Steager, Solicitor Bernadette Hohenadel and Court Reporter Rhonda Adams. Recording Secretary Judy Carrier attended remotely via Zoom.

Call to Order

Chairman Gary Lintner called the meeting to order at 7:30 p.m.

Approval of Minutes – May 11, 2021

- **Motion** was made by Daryl Peck and seconded by Ciro Gambone to *approve* the minutes for the meeting held May 11, 2021, as presented. The motion carried (4-0).

Case 1316

Applicant: Duff Builders
 Owners: John and Debra Jacobs
 Description: Request for a variance for lot size for an existing parcel to construct a single family home
 Location: 4569 Fairview Road
 Zone: RA/RR 2.1 Acres/91,476.0 sq. ft.

Chairman Lintner opened the Hearing for Case 1316, Duff Builders. Solicitor Bernadette Hohenadel confirmed notice of the Hearing was duly advertised and posted in accordance with the Pennsylvania Municipalities Planning Code (MPC) and the Zoning Ordinance of West Hempfield Township, proof of publication and photos of the property postings have been entered into the record, and that all exhibits were marked and entered into the record. All those wishing to provide testimony were sworn in. A Court Stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

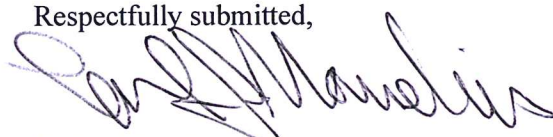
The applicant wishes to build a single family home on a 2.1 acre lot at 4569 Fairview Road. The lot is split-zoned. The back is zoned RA, and the front (where the house would be located) is zoned RR. Minimum lot size for Zone RR is 3 acres and this lot does not meet this requirement. There are no problems with setbacks within the RR Zone and this lot did have a home in the past. John Jacobs, Owner, provided background and described the property. Joe Duff, Duff Builders, explained the request for a variance for lot size for the existing parcel in Zone RR to construct a single family home.

- **Motion** was made by Daryl Peck and seconded by Ciro Gambone to *grant* a variance of 0.9 acres for lot size of an existing parcel located at 4569 Fairview Road to allow construction of a single family home pursuant to Section 305.3.A.1. The motion passed (4-0).

Adjournment

There being no further business to come before the Board, David Lounsbury **moved**, seconded by Ciro Gambone and unanimously carried (4-0) to *adjourn* the meeting at 7:52 p.m.

Respectfully submitted,



Carl J. Manelius, Secretary