

**WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD**  
**3401 MARIETTA AVENUE**  
**LANCASTER, PA 17601**  
**August 12, 2014**

The West Hempfield Township Zoning Hearing Board met in the meeting room of the West Hempfield Township Building at 3401 Marietta Avenue, Lancaster, PA, on Tuesday, August 12, 2014. Gary Lintner, Chairman, called the meeting to order at 7:30 P.M. Board members Daryl Peck and Tony Crocamo were also present, along with Bernadette Hohenadel, Solicitor, Rhonda Adams, Court Reporter; Jodi Heffner, Zoning Officer; and Darlene Diffenderfer, Recording Secretary.

**Approval of Minutes**

Motion: Daryl Peck moved, seconded by Tony Crocamo, to approve the minutes of the meeting held July 8, 2014 as presented. Carried 3-0.

**Case 1194 – David & Sharon Kline**

This application was submitted by David and Sharon Kline, 2547 Ironville Pike, Columbia, PA for a variance to Section 301.3.A.1 to allow lots at 2547 Ironville Pike and 2746 Burma Road to exceed two acres in the Rural Agricultural district and a variance to Section 301.4.A for the number of subdivisions permitted at 2525 Ironville Pike. The properties are zoned Rural Agricultural and R-2. The Klines own the property at 2525 Ironville Pike and Richard and Susan Hunt own the property at 2746 Burma Road.

Steve Gergely of Harbor Engineering, Inc., 41 South Main Street, Manheim, PA was present to represent the applicant. He stated that after the application was submitted, the Klines sold their property at 2547 Ironville Pike to David Nottoli. Mr. Kline, Mr. Nottoli, and Mr. & Mrs. Hunt were present and all were sworn to provide testimony.

Mr. Gergely stated that the Klines own the property at 2525 Ironville Pike which is an abandoned railroad right-of-way. He stated the property extends from the northwest corner of the intersection of Indian Head Road and Prospect Roads to Burma Road and is approximately 6 acres. He added that the property is bisected by zoning districts with the R-2 district to the north and Rural Agricultural to the south.

Mr. Gergely stated that the Klines want to divide the railroad property into three segments and add those segments to existing adjoining properties. He stated that 1.4 acres would be added to property owned by Richard and Susan Hunt at 2746 Burma Road which would increase their property from 12.3 acres to 13.7 acres. The second addition would be 2.3 acres added to 2547 Ironville Pike, now owned by Mr. Nottoli, which would increase that property from 6 acres to 8.3 acres. The final addition would be 2.3 acres added to property owned by Ronald and Mary Beth Reed at 4106 Holly Drive, increasing their property from 1.5 acres to 3.8 acres.

Mr. Gergely stated that the property is not suitable for any other use and the subdivision would not have any detrimental effect on the neighborhood. He noted that the Reeds would now have road frontage along Indian Head Road and will probably create a new driveway onto that road and discontinue using the existing easement they have for access to Holly Drive.

All Board members stated that they did not see any issues with the proposed subdivision. Mr. Peck agreed there was no other use for the land, and Mr. Lintner stated that it seemed to be a logical solution to incorporate the land into neighboring properties.

Motion: Daryl Peck moved, seconded by Tony Crocamo, to grant a variance to Section 301.3.A.1 to allow lots at 2547 Ironville Pike and 2746 Burma Road to exceed two acres in the Rural Agricultural district with the condition that everything be carried out as described before the Board. Carried 3-0.

Motion: Daryl Peck moved, seconded by Tony Crocamo, to grant a variance to Section 301.4.A to allow two additional subdivisions at 2525 Ironville Pike with the condition that everything be carried out as described before the Board. Carried 3-0.

**Case 1195 – Leo Wissler, Jr.**

This application was submitted by Leo Wissler, Jr., 705 Farmdale Road, Mount Joy, PA for a variance of .53 feet to Section 301.5.B for the side yard setback to expand an existing attached garage on property owned by Linda Eckman Wissler, zoned Rural Agricultural.

Mr. and Mrs. Wissler were both sworn to provide testimony.

Mr. Wissler stated that they want to make the existing one car garage into a two car garage. He stated the addition would be 14 feet by 30 feet, but would not meet the required side yard setback of 15 feet. Mrs. Wissler added that they had the property surveyed to be certain where the property line was located. She stated the proposed size of the garage is necessary to accommodate Mr. Wissler's truck.

Motion: Tony Crocamo moved, seconded by Daryl Peck, to grant a variance of 0.53 feet to Section 301.5.B for the side yard setback at 705 Farmdale Road with the condition that all things be carried out as described before the Board. Carried 3-0.

There being no further business to come before the Board, the meeting was adjourned at 8:00 P.M.

Respectfully submitted,

Daryl Peck, Secretary