

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD
3401 MARIETTA AVENUE
LANCASTER, PA 17601
August 9, 2016

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 9, 2016. 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 Matthew J. Creme, Solicitor; Rhonda Adams, Court Reporter; Jodi Heffner, Zoning Officer; and Marsha Beamenderfer, Recording Secretary.

Approval of Minutes

Motion: Daryl Peck moved, seconded by Tony Crocamo, to approve the minutes of the meeting held June 14, 2016 as there was no meeting held in July. Carried 3-0.

Case 1233 – Keith W. Blank

Keith W. Blank, 3290 Briarwood Blvd., Lancaster was sworn in to provide testimony. Mr. Blank is requesting a special exception for ECHO housing under Section 702.9 to allow Mrs. Blanks parents to move into their basement. Mr. Blank has been working with Ms. Heffner from the time that they moved into the property about having their parents living with them. Ms. Heffner discussed with the Blank's about the septic tank issues but the home is now connected to public sewer. Mr. Lintner discussed with Mr. Blank about the things that need to be dismantled when the basement is no longer being used for ECHO housing. Mr. Blank stated that Ms. Heffner has already discussed that with him, and that the stove was the only thing that needed removed at that time. Mr. Creme stated that because the ECHO housing would be in the lower level of the home is why only the stove needs to be removed.

Mr. Creme questioned what the water supply was and Mr. Blank stated that it is public water. Mr. Creme also questioned if the Blanks were going to maintain the connection with the space and the rest of the house when it would no longer be ECHO housing. Mr. Blank stated that it would just be used as additional housing space. Mr. Peck stated that he looked over the requirements under Section 702.9 and he did not see anything that they were not complying with. Mr. Lintner asked how many vehicles the Blanks have and he stated that they have three, one for himself, one for his wife and one for his in-laws. There is space for four vehicles at the property.

Motion: Daryl Peck moved, seconded by Tony Crocamo, to grant a special exemption to Section 702.9 in Case 1233 to provide an ECHO housing unit to be constructed at the property at 3290 Briarwood Blvd., Lancaster. Carried 3-0.

Case 1234 – Jason Strange

Jason Strange, 660 Kinderhook Road, Columbia was sworn in to provide testimony. Mr. Strange is requesting a variance from Section 305.4.A.3 to allow a deck to be placed in the front yard setback. The requested variance is 38.5 feet from the required 55 foot required setback. Mr. Creme questioned Ms. Heffner that under the Zoning Ordinance this property has two front yards, one on Kinderhook Road and the other on Klinsville Road. The variance is from the setback requirement from Klinsville Road. Ms. Heffner stated yes.

Mr. Lintner then stated that in the packet of information that the board received about this case, there is nothing


in the way of dimensions telling what Mr. Strange is seeking in the way of a variance. Mr. Lintner stated that the pictures show what is already there, and that the members had the right to drive past the property. In terms of granting relief the Board cannot make a decision based on the information supplied by Mr. Strange. Mr. Lintner stated that the house is completely in the setback and is not in the building envelope, so the house is nonconforming. Mr. Lintner stated that there needs to be measurements showing how far the house is into the setback either from the center line of the road or road right-of-way to the corner of the house as well as to the deck.

Mr. Creme stated that Mr. Strange needs to have the surveyor, Mr. Steven Black, who did the attached survey, come back and mark the needed measurements on a picture. He should also provide a bigger drawing with more detail of the area of the property where the house and the deck are, not the entire boundary line which is what has already been provided. Mr. Lintner stated that the Board needs measurements from the closest part of the house and the deck to both the right-of-way and the center of the road.

Motion: Tony Crocamo moved, seconded by Daryl Peck, to continue Case 1234 until the September 13, 2016 meeting with the stipulation that the testimony remain open and that Mr. Strange be first on the agenda. Carried 3-0.

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

Respectfully submitted,


Tony Crocamo, Secretary