

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD
3401 MARIETTA AVENUE
LANCASTER, PA 17601
September 8, 2015

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, September 8, 2015. Gary Lintner, Chairman, called the meeting to order at 7:30 P.M. Board member Daryl Peck was 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 Gary Lintner, to approve the minutes of the meeting held August 11, 2015. Carried 2-0.

Case 1213– Jana Filling

Gary Lintner stated that the Board received correspondence from the applicant as well as the attorney for the applicant that they wanted to continue Case 1213. Case 1212, also by Jana Filling, was withdrawn and Case 1213 is new.

Motion: Gary Lintner moved, seconded by Daryl Peck to continue Case 1213 until the October 13, 2015 meeting. Carried 2-0.

Case 1214– Stephen Nolt

Case 1214 was submitted by Stephen C. Nolt for a request for a variance to allow a front porch setback of 52' from the required 55' at his property at 3614 Peregrine Circle, Mountville. Mr. Nolt stated that they want to put a front porch on the house.

Mr. Creme said that Zoning Ordinance 303.4.A.3 which is referred to states that the setback needs to be 30 feet from the street right-of-way line or 45 feet from the street centerline, whichever is greater. Ron Youtz, the Township Manager, verified that looking at the dimensions on the recorded sub-division plan, it shows 55 feet from the center line of the road which is the same as 30 feet from the street right-of-way line because the right-of-way is 50 feet.

Mr. Nolt stated that they would like to build a front porch on the home to be able to watch and play with their dog instead of doing that in the driveway. The porch that is already on the home is very small and is not able to fit a chair on it.

Mr. Creme stated that attached to the application is a drawing of a new front porch with the dimensions of 6 feet from the front line of the house and 25 feet long. The picture shows the garage sitting 3 feet further out than the front of the house. When the house was built they had to get a variance for the garage. This request for the front porch would extend the front of the

building approximately 2 feet past the garage.

Mr. Lintner stated that E. G. Stoltzfus, the builder of the home, asked for a 1 foot variance which means that the garage is already 1 foot into the setback. The house is 3 feet behind the setback because the existing porch is 4 foot deep and is in line with the garage and is 1 foot into the setback.

Mr. Creme questioned Mr. Nolt if he was on public water and sewer or on-lot so that the Board doesn't need to be concerned about the location of a well or septic system. Mr. Nolt stated that he was on public systems and that all the utilities come in on the right side to the outside line of the house.

Mr. Peck questioned what was going to be included in the porch. Mr. Nolt said there would be a landing, a roof with three/four posts and a railing. Mr. Lintner questioned if any of the other properties in that row are closer to the street. Mr. Nolt stated that most of the other properties that have front porches sit back further from the road. Mr. Peck questioned if the dimensions included a roof overhang. Mr. Nolt said that there would be a 6 inch overhang for spouting and also stated that if there was a problem with the overhang that he would have no problem having the roof even with the 6 foot size of the porch.

Motion: Daryl Peck moved, second by Gary Lintner to grant a variance to Section 303.4.A.3 at the property at 3614 Peregrine Circle, Mountville for a 3 foot variance to the required setback to construct a front porch as described before the Board. Carried 2-0.

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

Respectfully submitted,



Tony Crocarno, Secretary