

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD

March 12, 2013

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, March 12, 2013. Gary Lintner called the meeting to order at 7:30 P.M. Board members Amelia Swiernik and Daryl Peck were also present, along with Matt Creme, Solicitor; Rhonda Adams, Court Reporter; Jodi Grove, Zoning Officer; and Darlene Diffenderfer, Recording Secretary.

Approval of Minutes

Motion: Daryl Peck moved, seconded by Amy Swiernik, to approve the minutes of the meeting of February 12, 2013 as written. Carried 3-0.

Case 1164 – James Burdick

This application was submitted by James R. Burdick, 4178 Jasmine Place, Mount Joy, PA for a variance of one foot to Section 701.4 to allow a fence higher than three feet in the front yard of his corner property, zoned R-3.

Mr. Burdick was sworn to provide testimony.

Mr. Burdick stated that he wants to replace an existing wooden fence that is three feet high and in bad condition with a white vinyl fence that is four feet high. He stated the fence is needed to restrain a German Shepherd dog which can jump the three foot fence, and is too high strung for an invisible fence. He added that the fence would also be used as security for his small children.

Mr. Burdick stated that the standard sizes for vinyl fences is four feet, five feet, and six feet; that a fence of three feet would have to be a special order. He stated the fence would not be a solid, privacy type fence. Pictures of possible styles, which were submitted with the application, were reviewed.

Mr. Peck stated that he thought the vinyl fence would be a significant improvement, and since the new fence would be placed exactly where the existing fence is located, he did not have a problem with it. Mr. Lintner and Ms. Swiernik agreed with Mr. Peck.

Mr. Creme stated it should not be a problem since this is a corner lot, and the fence will not be within the actual front yard. He also stated there will be no interference with the driveway.

Motion: Daryl Peck moved, seconded by Amy Swiernik, to grant a variance of one foot to Section 701.4 to allow a fence in the secondary front yard facing Magnolia Drive for the property at 4178 Jasmine Place with the condition it be constructed as described before the Board. Carried 3-0.

There being no further business to come before the Board, the meeting was adjourned at 7:45 P.M.

Respectfully submitted,

Daryl Peck
Secretary

