

**WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD**  
**Meeting Minutes – November 14, 2023**  
**7:00 PM**

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. Board members Gary Lintner, Ciro Gambone, Amanda Hood, David Lounsbury, and Daryl Peck were present. Also present were Township Zoning Officer Dwayne Steager; Solicitor Bernadette Hohenadel and Rhonda Adams, Court Reporter. Recording Secretary Judy Carrier attended remotely.

**Call to Order** – Chairman Gary Lintner called the meeting to order at 7:00 p.m.

**Approval of Minutes – September 12, 2023**

- **Motion** was made by Ciro Gambone and seconded by David Lounsbury to *approve* the minutes for the meeting held September 12, 2023, as amended. The motion carried (5-0).

**Case 1330**     ZHB (60 Day 5-11-22)  
Applicant:     Steven Butterbaugh  
Owners:        Steven Butterbaugh  
Description:    Request for a variance from 704.1  
                      Sections 302.2.B.7 and 702.9  
Location:       702 Bridle Wreath Lane, Lancaster  
Zone:            R2 – 4 acres/ 174,240.0 ft<sup>2</sup>

Township Zoning Officer Dwayne Steager reported that correspondence has been received from applicant’s counsel, Michele A. Werder, Gibbel Kraybill & Hess, advising that Steven P. Buterbaugh and Chatsworth Homeowners’ Association are withdrawing the Zoning Hearing Board Application for variance regarding the property located at 702 Bridle Wreath Lane, West Hempfield Township. No Board action was required.

**Case 1351**     ZHB (60 Day 12-10-23)  
Applicant:     Mihir Patel  
Owners:        Mihir Patel  
Description:    Request for a Variance for the height of a fence in the front yard of a corner lot.  
Location:       10 Wynwood Drive, Mountville PA.  
Zone:            R3 – 0.75 acre/ 32,670.0 ft<sup>2</sup>

Chairman Lintner opened the Hearing for Case 1351, Mihir Patel. Solicitor Bernadette Hohenadel explained the procedure for the Hearing. Dwayne Steager, Zoning Officer, was sworn in and attested that notice of the Hearing was duly advertised and posted in accordance with the PA Municipalities Planning Code and the West Hempfield Township Zoning Ordinance, proof of publication and photos of the property posting, and all exhibits were marked and entered into the record. Mihir and Soniya Patel were present to provide testimony and were sworn in. A Court Stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

Mr. and Mrs. Patel are requesting approval to erect a 6-foot fence in their front yard versus the 3-foot fence permitted by the Township's code. They described the existing situation and submitted a list of issues that included vandalism on the property, lack of privacy, automobile accidents, and safety concerns for both children and pedestrians. The Board was sympathetic to their needs; however, were of the opinion that a 6' fence would not resolve the issues presented and there was concern regarding establishing precedence. Solicitor Hohenadel summarized the limitations of the Township Ordinance and what it delineates. There being no further questions or comments, the Hearing was closed, and the following action was taken:

**Motion** was made by David Lounsbury and seconded by Daryl Peck to *deny* the application for variance for a 6' fence in the front yard of a corner lot for the property at 10 Wynwood Drive, Mountville PA. The motion carried (5-0).

**Adjournment**

There being no further business to come before the Board, **a motion** was made by Amanda Hood and seconded by Daryl Peck to *adjourn* the meeting at 7:40 p.m. The motion passed (5-0).

Respectfully submitted,



Ciro Gambone, Secretary