

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD
Meeting Minutes – November 8, 2022

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

Call to Order

Chairman Gary Lintner called the meeting to order at 7:30 p.m.

Approval of Minutes – October 11, 2022

- **Motion** was made by Ciro Gambone and seconded by Amanda Hood to *approve* the minutes for the meeting held October 11, 2022 as presented. The motion carried (3-0 with Daryl Peck and Dave Lounsbury abstaining).

Case 1330 ***Tabled*** (60 day waived time extension granted till Dec. 2022)
Applicant: Steven Buterbaugh

Case 1331 ZHB (*60 Day 9-2-22, waived, tabled*)
Applicant: Donald Murphy
Owners: Donald Murphy
Description: Appeal from decision of Zoning Officer
 Section 1005.1

Location: 2415 Sangrey Lane, Columbia
Zone: RA – 2.2 acres/ 95,832.0 ft².

Tabled at the September 13, 2022 Zoning Hearing Board meeting on receipt of information received from counsel for the applicant. They are waiting on a decision from the West Hempfield Township Board of Supervisors on a Conditional Use Application.

Case 1334 ZHB (*60 Day 10-21-22*)
Applicant: Joshua M. Slaymaker
Owners: Joshua M. Slaymaker
Description: Request for a Special Exception for a Residential Conversion
Location: 1031 Prospect Road, Columbia, PA
Zone: RA – 2.4 acres/ 104544.0 sq. ft.

Continued to the December 13, 2022 Zoning Hearing Board Meeting.
Motion to continue made by David Lounsbury and seconded by Daryl Peck, carried 5-0.

Case 1335 ZHB (60 Day 12-5-22)
Applicant: Hench General Contracting LLC
Owners: Brian Devine and Traci Devine
Description: Request for a Variance for shed in a side yard
Location: 4308 Marietta Ave., Columbia PA
Zone: RA – 3.2 acres/ 139392.0 sq. ft.

Chairman Lintner opened the Hearing for Case 1335, Hench General Contracting LLC. Request for a Variance for shed in a side yard for property located at 4308 Marietta Ave., Columbia PA. Solicitor Matthew Crème explained the nature and purpose of the Hearing and the rules and regulations that will be followed. Zoning Officer Dwayne Steager was sworn in and attested to the proper posting of the property, advertising of the Hearing and the entry of all exhibits into the record. A court reporter was present, and the stenographic transcript will be the official record of the Hearing.

Hench General Contracting presented the Request. A written copy of the application, verbiage and detailed plot plan were submitted and entered into the record. Following discussion, the Hearing was closed, and **motion** was made by Ciro Gambone, seconded by Daryl Peck to **approve** the Request for a Variance for a shed in its current location on the side yard for property located at 4308 Marietta Avenue, Columbia PA, with the condition there be 6' screening to hide the west and north walls of the shed. The motion passed (5-0).

Case 1336 ZHB (60 Day 12-10-22)
Applicant: Karl Kassees
Owners: Karl Kassees and Vicki Kassees
Description: Request for a special exception for expansion of a non-conforming Dwelling and a variance to construct a porch in the front yard setback
Location: 540 Stony Battery Road, Landisville, PA
Zone: R2 - .230 acres/ 10018.8 sq. ft.


Chairman Lintner opened the Hearing for Case 1336 Karl Kassees, Request for a special exception for expansion of a non-conforming Dwelling and a variance to construct a porch in the front yard setback at property located at 540 Stony Battery Road, Landisville, PA. and stated the Solicitor's introductory explanation of the rules and regulations to be followed for Case 1335 will apply. Zoning Officer Dwayne Steager was sworn in and attested to the proper posting of the property, advertising of the Hearing and the entry of all exhibits into the record. A court reporter was present and the stenographic transcript will be the official record of the Hearing.

Attorney Josh Nyman, representing Mr. & Mrs. Kassees, conducted the Hearing. Karl Kassees, Owner, was sworn in and provided testimony. The house setback has existing nonconforming setback. Stony Battery Road is a Collector Road. There is a 25' Right of Way plus a 50' setback. 75' total is required. The actual setback is currently 71'6". The applicant/owner wishes to construct a porch which will reduce setback by 10'. Following discussion, the Board determined additional time was required to allow the Zoning Officer to research the survey plan from a previous application filed in 2016 to provide more information regarding the right-of-way and the setback and the Hearing was **continued** to the December 13, 2022 Zoning Hearing Board meeting.

Adjournment

There being no further business to come before the Board, the meeting was **adjourned** at 8:57 p.m.

Respectfully submitted,


Ciro Gambone, Secretary