

**WEST HEMPFIELD TOWNSHIP
ZONING HEARING BOARD
Meeting of February 13, 2024
7:00 PM**

**MEETINGS ARE "IN-PERSON". IF YOU ARE IN NEED OF A
REASONABLE ACCOMMODATION FOR REMOTE ACCESS, PLEASE
CONTACT THIS OFFICE AT LEAST 48 HOURS PRIOR TO THE MEETING.**

1. Call to Order
2. Reorganization of Board
3. Acceptance of Scheduled Meeting Dates
4. Approval of minutes for December 12, 2023
5. Case 1353 *ZHB (60 Day 3/9/2024)*
Applicant: D.R. Horton
Owners: D.R. Horton
Description: Request for a Variance for Temporary Use for off-street parking.
Location: Lot 24, 154 Erica Lane, Columbia, PA.
Zone: R2 – 0.20 acre/ 8,960.0 ft²
6. Case 1354 *ZHB (60 Day 3/9/2024)*
Applicant: D.R. Horton
Owners: D.R. Horton
Description: Request for a Variance for Temporary Use for Model home as sales office.
 Section 902.4
Location: Lot 25, 156 Erica Lane, Columbia, PA.
Zone: R2 – 0.20 acre/ 8,960.0 ft²
7. Case 1355 *ZHB (60 Day 3/10/2024)*
Applicant: Gregory E. Fiedler and Deborah A. Fiedler
Owners: David S. Weidman
Description: Request for a Special Exception for ECHO Housing and a Variance for the
 size of the ECHO Housing
Location: 3301 Marietta Ave. Lancaster, PA.
Zone: RA – 1.90 acre/ 82764.0 ft²

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8. Case 1356 ZHB (60 Day 3/15/2024)
Applicant: Professional Design and Consulting
Owners: Tim Mitchel Associates
Description: Request for a Variance to allow expansion of non-conforming use to exceed 25%. Request for a Request for a Variance to allow expansion of non-conforming use to exceed 25% Variance to allow Stone Parking lot surface to extend up to REAR Property in lieu of required 10 ft setback
Request for a Variance to allow less than 3% of the total parking lot be devoted to interior landscaping when 20+ parking spaces are required.
Request for a Variance to allow required Parking Spaces (1-per 400 square feet of gross floor area devoted to repair and service facilities in addition to areas normally devoted to automobile storage and 1 per employee on major shift) to be include being located on rear STONE parking lot and not be individually striped
Request for a Variance to allow a Fence 6'-8' high be placed on the edge of the FRONT YARD "20' wide landscape screen/visual barrier" in lieu of a 10 ft setback and allow Fence 6'-8' high be placed on REAR Property Line in lieu of a 10 ft setback
Review previous variances.
Location: 4030 Old Harrisburg Pike, Mount Joy
Zone: I2 – 6.60 acre/ 287,496.0 ft²