

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD
Meeting Minutes – December 12, 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 – November 14, 2023

- **Motion** was made by Daryl Peck and seconded by Ciro Gambone to **approve** the minutes for the meeting held November 14, 2023 as presented. The motion carried (5-0).

Case 1352 ZHB (60 Day 1/13/23)
Applicant: Vatter Construction
Owner: Bruce Murray
Description: Request for a Variance for an accessory structure in the front yard.
Location: 4418 Fairview Rd, Columbia, PA
Zone: RR – 8.93 acre/ 387684.0 ft²

Chairman Lintner opened the Hearing for Case 1352, Vatter Construction. 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. A Court Stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

Caitlin Bright, Lead Designer, Vatter Construction, was sworn in and provided testimony, drawings and photographs to substantiate the property owner’s request to build a 3-car garage in the front yard of their property located at 4418 Fairview Road, Columbia PA. The position of the house on the property does not allow a garage to be located on the right side of the house or the backyard and there is a steep grade and large rocks under the topsoil. After careful discussion and deliberation, the following action was taken in response to the request:

- **Motion** was made by David Lounsbury and seconded by Daryl Peck to **deny** the application for Variance for an accessory structure in the front yard at property located at 4418 Farview Road, Columbia, 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 David Lounsbury to **adjourn** the meeting at 7:30 p.m. The motion passed (5-0).

Respectfully submitted,



Ciro Gambone, Secretary