

Agreement exists that will be put in place. Attorney Shank remarked that Taylor Chip has roots here and they want to protect their excellent reputation and respectfully asked for the Board's consideration in approving their requests.

A brief recess was then taken from 9:02 p.m. to 9:19 p.m. for an Executive Session with Counsel to discuss procedural questions. Upon return there was discussion regarding parking issues, reduction of retail space and withdrawal of Variance Request Section 707.4. There being no further questions or comments (Board or Public), the Hearing was closed and the following action was taken:

- **Motion** was made by Ciro Gambone and seconded by David Lounsbury to *grant* the variance from Section 706.I.D of the Zoning Ordinance to authorize loading spaces within one of the front yards of the Property in the location shown on the Revised Site Plan; the motion passed (5-0).
- **Motion** was made by Ciro Gambone and seconded by David Lounsbury to *grant* the variance of 2.6 feet from Section 701.4 of the Zoning Ordinance to authorize a retaining wall with a height exceeding 8 feet up to the height of 10.6 feet; the motion passed (5-0).
- **Motion** was made by Ciro Gambone and seconded by David Lounsbury to grant the variance from Section 401.4 of the Zoning Ordinance to authorize a retaining wall within the front yard and side yard and front yard and side yard setbacks; the motion passed (5-0).
- **Motion** was made by Ciro Gambone and seconded by David Lounsbury to *grant* the variance from Section 401.4 of the Zoning Ordinance to authorize a drive through service lane within the side yard and side yard setback; the motion passed (5-0).
- **Motion** was made by Ciro Gambone and seconded by David Lounsbury to *grant* the variance from Section 707.3.L.3.a of the Zoning Ordinance to authorize screening along residentially zoned land to the east of the Property in the manner shown on the Revised Site Plan; the motion passed (5-0).
- **Motion** was made by Ciro Gambone and seconded by David Lounsbury to *grant* the variance from Section 802.21.A of the Zoning Ordinance to authorize screening along residentially zoned land to the east of the Property in the manner shown on the Revised Site Plan; the motion passed (5-0).
- **Motion** was made by Ciro Gambone and seconded by David Lounsbury to *grant* extension requests under Section 1005.3.H of the Zoning Ordinance to extend the deadline for obtaining a zoning permit for the Business under the Prior Decision for an additional year and to extend the deadline for completing construction under the Prior Decision for an additional year the motion passed (5-0).

Case 1328 ZHB (60 Day 5-11-22)
Applicant: Logan Kibler
Owners: Charles Wood
Description: Request for a variance from 301.3.A.1

Location: 4321 Marietta Ave., Columbia
Zone: RA – .50 acres/ 21,780.0 ft²

Chairman Lintner opened the Hearing for Case 1328, Logan Kibler. Solicitor Bernadette Hohenadel explained the procedures 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.

The Applicant, Mr. Logan Kibler, has a sales agreement with Mr. Charles Wood, Owner of property located at 4321 Marietta Avenue, Columbia and was sworn in to explain his request. After discussion about Mr. Kibler's presentation, the following actions were taken:

- **Motion** was made by Daryl Peck and seconded by Amanda Hood to *grant* the variance from 301.3.A.1 of .50 acre for property located at 4321 Marietta Avenue, Columbia, to allow construction of a single-family dwelling with a lot size being less than the full acre. The motion passed (5-0).
- **Motion** was made by Daryl Peck and seconded by Ciro Gambone to *allow* a time extension of one year for permit and one year after that pursuant to 1005.1.4 for property at 4321 Marietta Avenue, Columbia, time of date being May 14th, 2024. The motion passed (5-0).

Case 1329 ZHB (60 Day 5-11-22)
Applicant: Logan Kibler
Owners: Charles Wood
Description: Request for a variance from 301.3.A.1 and 301.5
Location: 4363 Marietta Ave., Columbia
Zone: RA – .630acres/ 27,442.8 ft²

Chairman Lintner opened the Hearing for Case 1329, Logan Kibler. Solicitor Bernadette Hohenadel advised the procedures for the previous Case 1328 shall apply to this Case 1329. 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.

The Applicant, Mr. Logan Kibler, has a sales agreement with Mr. Charles Wood, Owner of property located at 4363 Marietta Avenue, Columbia and was sworn in to explain his requests for (1) Variance from 301.3.A.1 for property located at 4363 Marietta Avenue, Columbia, to allow construction of a single-family dwelling with a lot size being less than the full acre. (2) Variance from 301.5 to reduce the rear set-back from 25' to 15' to fit a dwelling on property located at 4363 Marietta Avenue, Columbia. After discussion about Mr. Kibler's presentation, the following actions were taken:

- **Motion** was made by Daryl Peck and seconded by David Lounsbury to *grant* a Variance from 301.3.A.1 of .37 acres for property located at 4363 Marietta Avenue, Columbia to allow construction of a single-family dwelling on the lot. The motion passed (5-0).
- **Motion** was made by Daryl Peck and seconded by David Lounsbury to *grant* a Variance from 301.5 to reduce the rear set-back from 25' to 15' for a variance of 10' to fit a dwelling on property located at 4363 Marietta Avenue, Columbia. The motion passed (5-0).
- **Motion** was made by Daryl Peck and seconded by Ciro Gambone to *allow* a time extension of one year for permit and one year after that pursuant to 1005.1.4 for property at 4363 Marietta Avenue, Columbia, time of date being May 14th, 2024. The motion passed (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 ft²

Chairman Lintner opened the Hearing for Case 1330, Steven Butterbaugh. Solicitor Bernadette Hohenadel explained the procedures 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.

Mr. Steager reported that a request has been received from the applicant, Steven Butterbaugh, that the Hearing be *continued* to the June meeting of the Zoning Hearing Board. **Motion** was made by Daryl Peck and seconded by Amanda Hood to *accept* the extension request received for Case 1330 and move the case schedule to the June Zoning Hearing Board meeting. The motion passed (5-0).

Adjournment

There being no further business to come before the Board, David Lounsbury **moved**, seconded by Ciro Gambone and unanimously carried (5-0) to *adjourn* the meeting at 10:02 p.m.

Respectfully submitted,



Ciro Gambone, Secretary