

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD

Meeting Minutes – May 13, 2025

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.

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

Approval of minutes for April 8, 2025

Motion was made by Dave Lounsbury and seconded by Amanda Hood to **approve** the minutes for the meeting held April 8, 2025 as presented. The motion carried (5-0).

Case 1373 ZHB (60 Day 5/24/25)
Applicant: EG Stoltzfus Homes
Owner: Kyle and Christine Hughes
Description: Request for a Variance for side yard setback
Location: 905 Jade Ave., Lancaster, PA
Zone: R2 – 0.280 acre/ 12196.8 ft²

Chairman Lintner opened the Hearing for Case 1373, EG Stoltzfus Homes Applicant and owners Kyle and Christine Hughes, Request for a Variance for minimum side yard setback , 905 Jade Ave. Lancaster, PA. Solicitor Bernadette Hohenadel explained the procedures for the Hearing and the regulations that will be followed. 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.

Andy Lebo for EG Stoltzfus was sworn in and provided testimony. The applicant is requesting relief for a side yard setback for an addition to a single-family dwelling on an existing lot. The addition was built by EG Stoltzfus approximately a year prior and inadvertently encroached into the side yard setback. Following Mr. Lebo's testimony and discussion, the Hearing was closed, and the following action was taken:

- **Motion** was made by Daryl Peck and seconded by Ciro Gambone to **grant approval** of a variance of 1 foot to section 303.4.B, for 905 Jade Ave., to allow for the addition incursion into the side yard setback.

Adjournment

There being no further business to come before the Board, **motion** was made by Amanda Hood and seconded by Dave Lounsbury to **adjourn** the meeting at 7:42 p.m. The motion carried (5-0).

Respectfully submitted,



Ciro Gambone, Secretary