

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD
Meeting Minutes – September 10, 2024
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, David Lounsbury and Amanda Hood were present. Also present were Township Zoning Officer Dwayne Steager; Planning Director Lindsay McElhenny; Solicitor Bernadette Hohenadel and Court Reporter Lisa Miller.

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

Approval of minutes for June 11, 2024

- **Motion** was made by David Lounsbury and seconded by Ciro Gambone to *approve* the minutes for the meeting held June 11, 2024 as presented. The motion carried (4-0).

Case 1363 ZHB (*Extension to hear 9-10-24*)

Ron Cooper

Owners: Salunga 48 Properties

Description: Request for a variance for residential use in a commercial zone

Location 126 Main Street, Salunga PA

Zone: C1 - .33 acres/ 14374.8 ft²

Chairman Lintner opened the Hearing for Case 1363, Ron Cooper, at 7:02 p.m. 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. Dwight Yoder, Esq., standing in as Board Counsel for Solicitor Bernadette Hohenadel, explained the procedures for the Hearing and the regulations that will be followed.

A Variance is being requested for Section 401.2 of the Zoning Ordinance to allow a Residential Use in the C-1 Zoning District which is otherwise prohibited. The two (2) apartments located at the subject address are existing and no work is proposed. There were no requests for party status. A Court Stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

Keith Good, President, CGA Architects and Ronald Cooper, Applicant, were sworn in to provide testimony and answered questions from the Board pertaining to location, address, parking, commercial versus residential use of the property, number of outside entrances, use of basement (no tenant access) number of water and sewer lines and confirmed there have been no complaints within the last several years about this property. After discussion and there being no further questions or comments, board or public, the Hearing was closed at 7:24 p.m. and the following action was taken:

- **Motion** was made by David Lounsbury and seconded by Amanda Hood to **grant approval** of the Request for a variance for residential use as a duplex rental unit in a commercial zone for property located at 126 West Main Street, Salunga PA. with the conditions enumerated and arbitrated by temporary counselor and applicant's compliance with sewer and water authority requirements. The motion passed (4-0).

Case 1364 ZHB (60 Day 9/26/2024)
Greg Mazzeo – G&M Futures
Owners: G&M Futures
Description: Request for a variance for a Residential Conversion
Location 902 Stony Battery Rd, Lancaster PA
Zone: RA – 1.1 acre/ 47,916.0 ft²

Chairman Lintner opened the Hearing for Case 1364, Greg Mazzeo – G&M Futures. 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. Solicitor Bernadette Hohenadel explained the procedures for the Hearing and the regulations that will be followed. A Court Stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

Applicant Greg Mazzeo, G&M Futures, was sworn in and explained the request. When Mr. Mazzeo purchased the property it appeared to be a duplex and he would like to continue using it as a duplex. The property has two separate entrances, two mailboxes, and he has been paying for two sewer connections and two trash services since he purchased the property. The Lancaster Area Sewer Authority provided a permit to add a second sewer connection to the property in May 1983. The property is currently vacant and there will be no changes made to the structure other than renovations. Mr. Mazzeo responded to questions from the Board pertaining to number of acres, parking spaces, entrances, garage, sewer permit and need for separate water meters. Solicitor Hohenadel confirmed the number of parking spaces, history of break-ins and thefts, usability of the basement and layout and total size of the property. There were no further questions or comments from the board or public, the Hearing was closed at 7:47 p.m. and the following action was taken:

- **Motion** was made by Ciro Gambone and seconded by David Lounsbury to **approve** the Request for Special Exception for property at 902 Stony Battery Road, Lancaster PA with the condition that all things be as presented in testimony and that the applicant contacts the water authority and complies with any requirements that they may have for two separate dwelling units. The motion passed (4-0).

Case 1365 ZHB (60 Day 10/11/2024)
 Angela and Shane Sanders
Owners: Same
Description: Request for Dimensional variances for a Shed
Location 3302 Horizon Drive, Lancaster PA
Zone: R2 – 0.33 acres/ 14374.8 ft²

Chairman Lintner opened the Hearing for Case 1365, Angela and Shane Sanders. 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. Solicitor Bernadette Hohenadel stated that the applicant Angela Sanders is an attorney and was therefore familiar with the procedure. A Court Stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

Applicant Angela Sanders was sworn in. She provided photos and a map of the property depicting the proposed location of the shed and described the type of shed that she wished to build. She also provided a letter of support received from a neighboring family confirming they do not have any objection to the proposed shed. After a brief discussion pertaining to stormwater discharge and there being no further comments or questions from the Board or Public, the Hearing was closed at 8:05 p.m. and the following action was taken:

- **Motion** was made by David Lounsbury and seconded by Amanda Hood to **grant** the Request for Variance of one foot setback for a shed in the side yard. The motion passed (4-0).

- **Motion** was made by David Lounsbury and seconded by Ciro Gambone to **grant** a variance to permit 4-foot encroachment into side yard setback. The motion passed (4-0).

Case 1366 ZHB (60 Day 10/11/2024)
 Helena Protopapas
Owners: Helena Protopapas, Wyatt Dranchek, John K. Dranchek
Description: Request for a Special Exception for a Home Occupation
Location 388 Grace Ridge Dr., Lancaster PA
Zone: R2 – 0.552 acres/ 22651.2 ft²

Chairman Lintner opened the Hearing for Case 1366, Helena Protopapas. 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. Solicitor Bernadette Hohenadel reviewed the procedures for the Hearing and the regulations that will be followed. A Court Stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

Helena Protopapas, Wyatt Dranchek, John K. Dranchek, property owners, were sworn in to provide testimony. Applicant Helena Protopapas is requesting permission to teach violin, viola, and art lessons in her home. She explained that she is no longer conducting classes in the school buildings; however, she has continued with lessons from her home. She described her students, lesson schedules, and the size of her in-home studio. There are no outside employees. Mrs. Protopapas' husband, Wyatt, testified to the size of the garage, driveway and parking/drop off area. Parents of students are given information on where to drop off students or park so as not to infringe on neighboring properties. Several letters in support of Helena Protopapas' in-home music classes were received from neighbors and provided as testimonials. Solicitor Hohenadel confirmed compliance with the Zoning Ordinance requirement of three parking spaces, all criteria for a home occupation has been covered, and that Mr. Wyatt will provide the amount of total square footage of the home in support of his testimony that the area used to conduct the music lessons is less than 25% of the total square footage of the residence. There were no further questions from the Board or Public and the Hearing was closed at 8:32 p.m.

- **Motion** was made by Ciro Gambone and seconded by David Lounsbury to *approve* the application for a Special Exception for a Home Occupation in the property at 388 Grace Ridge Dr., Lancaster PA with the condition that the total square footage of the residence is provided to Mr. Steager. The motion passed (5-0).

Adjournment

There being no further business to come before the Board, **motion** was made by David Lounsbury and seconded by Ciro Gambone to *adjourn* the meeting at 8:41 p.m. The motion carried (5-0).

Respectfully submitted,



Ciro Gambone, Secretary