

**WEST LAMPETER TOWNSHIP
ZONING HEARING BOARD
April 12, 2016**

A meeting of the West Lampeter Township Zoning Hearing Board was held on April 12, 2016 at 7:00 p.m. in the township building at 852 Village Road in Lancaster County, PA. Members present were John Howard, Rebecca Denlinger and Raymond Lanas. Also present were Solicitor Matthew Creme, Community Development Director Joellyn Warren, Court Reporter Raymond Danyo and Recording Secretary Denise Glatfelter.

MINUTES APPROVAL – The minutes of the meeting from February 9, 2016 were approved with correction being made 3-0.

Debra S Vredenburg & Robert J Rudy – Variance

A hearing on the application of Debra S Vredenburg and Robert J Rudy 2438 Shiprock Road, Willow Street, PA Applicant is requesting a Variance from Section 285-27-C.3 Building Setbacks.

Parties: Applicants
 West Lampeter Township
 Jenice Rutherford
 2436 Shiprock Road
 Willow Street, Pa 17584

Also present was Richard Boyd, Contractor for the Applicants.

Proof of posting and advertising of the property was presented at the hearing.

The Board heard evidence and testimony from Debra S Vredenburg. The Applicant is requesting a Variance from Section 285-27-C.3 to allow a reduction of the 100 foot Setback requirement of a front yard, in order to build a 30'x40' garage in their front yard. The Applicants are requesting an 11 foot buffer to the property line which abuts the Rutherford property to the east.

Janice Rutherford appeared to ask questions about the project and had concerns regarding the close proximity this project would be to her property.

A Motion was made by Raymond Lanas, and seconded by Rebecca Denlinger to approve the Variance from Section 285-27-C.3 subject to the following conditions:

- A. Applicants are bound by the testimony presented at the hearing.

- B. Applicants shall obtain all necessary permits and approvals as required by applicable ordinances and regulations.
- C. Applicants shall construct the proposed garage no closer than 10 feet to the front property line.
- D. As part of the building permit process Applicants shall determine the location of the existing septic system drainage field on the property and establish the location of a secondary replacement field which shall be protected for future use as needed, all to the satisfaction of the Township Sewage Enforcement Officer.

Motion carried 3-0

Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Denise Glatfelter