

**WEST LAMPETER TOWNSHIP  
ZONING HEARING BOARD  
May 10, 2016**

A meeting of the West Lampeter Township Zoning Hearing Board was held on May 10, 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 April 12, 2016 were approved 3-0.

**J Harold & Doris A Leaman – Variance**

A hearing on the application of J Harold & Doris A Leaman, 7 Emerson Court, Lancaster PA. Applicant is requesting a Variance from Section 285-27 Building Setbacks.

Parties:           Applicants  
                          West Lampeter Township

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

The Board heard evidence and testimony from Doris A Leaman. The Applicants are requesting a Variance from Section 285-27 to allow a reduction of the 15 foot Setback requirement of a side yard, in order to replace a deteriorating 15x15 foot deck that was built 20 years ago and replace it with a 17x16 foot deck in their rear yard. The Applicants are requesting a ¾ inch extension into the side setback.

A Motion was made by Raymond Lanas, and seconded by Rebecca Denlinger to approve the Variance from Section 285-27 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 deck in line with the wall of the house which is parallel to the side lot line.
- D. The overall size of the deck shall be no larger than 16x17 feet and described and shown in testimony.

Motion carried 3-0

Meeting adjourned at 7:23 p.m.

Respectfully submitted,

Denise Glatfelter