

**WEST LAMPETER TOWNSHIP
ZONING HEARING BOARD
July 10, 2018**

A meeting of the West Lampeter Township Zoning Hearing Board was held on April 10, 2018 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 Ray Lanas. Also present was Joellyn Warren, WLT Zoning Officer, Recording Secretary Denise Glatfelter, Attorney Edward Browne and Court Reporter Christy Della Rova.

MINUTES APPROVAL – The minutes of the meeting from April 10, 2018 were approved 3-0

Jeremy L & Jay A Garber – Variances – East Side of Eshelman Mill Rd. Applicant is requesting Variances from Section 285-35.C Lot Width.

Parties: Applicant
West Lampeter Township

Proof of posting and advertising was presented at the hearing.

Present were Steve Gergley from Harbor Engineering, representing Jeremy L & Jay A Garber.

The Applicants presented testimony in support of their application through their Engineer, Steve Gergley. The applicants have prior approval to subdivide two (2) lots from the property to construct single-family detached dwellings on the new lots. Applicants are requesting the variances on these lots for a setback of 191 feet as opposed to the 200 feet required by Zoning Ordinance. In granting this variance request, the applicants would minimize the loss of valuable farmland, lengthen the property lines shared by all residential lots and adjoining farms, and cluster the lots on the property.

Motion made by Rebecca Denlinger and Seconded by Ray Lanas to approve the requested Variances as presented with the following conditions:

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

- B. Any violation of the conditions contained in this decision shall be considered a violation of the Zoning Ordinance and shall be subject to the penalties and remedies contained in the Zoning Ordinance and the Pennsylvania Municipalities Planning Code.
- C. The foregoing decision shall be binding upon the Applicants, and their respective heirs, legal representatives, successors and assigns.

Motion Approved 3-0.

Meeting adjourned 7:20pm

Respectfully submitted,

Denise Glatfelter