

**WEST LAMPETER TOWNSHIP
ZONING HEARING BOARD
May 11, 2021**

A meeting of the West Lampeter Township Zoning Hearing Board was held on May 11, 2021 at 6:00 p.m. in the Township Building at 852 Village Road in Lancaster County, PA. Members present were Raymond Lanas, Terry Kauffman, and John Lines. Also, present were Attorney Matt Crème, Recording Secretary Denise Glatfelter, Court Reporter Vanessa Smith and Community Development Director Amanda Hickman.

MINUTES APPROVAL – Terry Kauffman made a motion to approve the February 9, 2021 minutes, seconded by John Lines. Motion approved 3-0.

Rebecca S Fisher – 2140 Spring Hollow Road, Strasburg, PA A Hearing on the Application of Rebecca S Fisher for property located at 2140 Spring Hollow Road, Strasburg, PA. Applicant is requesting a Variance from Section 285-35.E(3)(a) Building Setback.

Parties: Applicant
West Lampeter Township

Amanda Hickman, Director of Community Development and Zoning Officer for West Lampeter Township requested a correction to the applicants application, stating that Ordinance Section on the application was incorrect as typed (Section 295-35) and should be corrected to read Section 285-35.E(3)(a). The Chairman made the correction on the original application.

The Board heard testimony from James Thomas, Esquire representing Rebecca Fisher, and Elam Stoltzfoos, President Level Edge Construction. Mr Thomas, on behalf of the applicant submitted exhibits numbered 1 thru 9 to the Board. On a motion from John Lines and seconded by Terry Kauffman, the exhibits were accepted by a vote of 3-0.

Applicant is requesting a variance from the minimum front yard setback of 50 feet required under Section 285-35.E(3)(a) to permit the reconstruction of an existing barn on the property which is setback from Spring Hollow Road a distance of 26 feet 4 inches at its closest point.

The applicant presented testimony and evidence describing the property and the location of the existing barn on the property. The existing which is

to be replaced with a newly constructed barn on the same footprint, intrudes into the required front yard setback and is accessed directly from Spring Hollow Road. The reconstructed barn will eliminate the access from the roadway and be constructed no closer to the roadway than the existing barn.

Based on all the testimony the Board approves the Applicant's Variance request for a maximum 24 foot variance under Section 285-35.E(3)(a) to permit the reconstruction of an existing barn on the property.

This approval is conditioned on the following:

- A. Applicant is bound by the testimony presented at the hearing.
- B. Applicant shall comply and obtain all necessary permits and approvals as required by applicable ordinances and regulations.

Motion from Terry Kauffman and Seconded by John Lines, Motion approved 3-0.

There being no further business before the Board, Ray Lanas adjourned the meeting at 6:26pm. Motion approved 3-0.

Respectfully submitted,

Denise Glatfelter