

**MEETING MINUTES
LANCASTER TOWNSHIP
ZONING HEARING BOARD
April 27, 2010**

Chairperson John Metzger called the meeting to order at 7:00 P.M. The following members were present: John W. Metzger, Elizabeth W. Bamford, Peggy D. Hall, and alternate member Joseph C. LoCurto. Also in attendance was Thomas L., Goodman, Esq., Zoning Hearing Board Solicitor, Lynn Marie Stauffer, Township Planning and Zoning Officer and Cheryl Hansberry, Court Reporter.

MINUTES

On a motion, the minutes from the March 23, 2010 meeting of the Lancaster Township Zoning Hearing Board were unanimously approved as written.

OLD BUSINESS

1. Samuel and Melody Beiler, 1122 Columbia Avenue, Lancaster PA 17603 have applied for a variance pursuant to Section 405.2.A minimum side yard requirements in an R/S Residential District. The applicants wish to add a porte-cochere on the southeast corner of their existing home. One column will be located within twelve (12) inches of the side property line instead of the required twelve (12) feet. The porte-cochere will cover an existing driveway and will be wide enough to allow a vehicle to safely pass through. All other requirements of the Zoning Ordinance will be met. This matter has been continued from the March 23, 2010 meeting.

Mr. Sam Beiler presented the application. The property is slightly less than 3 acres and presently has a single-family detached dwelling, brick garage, brick pool house and block garage located on it. The applicants are in the process of renovating their property including an update to the electrical and plumbing systems and an installation of energy efficient systems including a geothermal pump and solar panels. The applicants are seeking a variance to erect a porte-cochere on the east side of the property which abuts the Degel Israel Synagogue. Two columns will be within 12 –18 inches from the property line. The porte-cochere is being added to help with noise abatement from the shed at the synagogue and to provide safe access to the home. There will be security lights.

Mr. Metzger made a motion to close testimony. Ms. Hall moved to approve the applicants' request for a variance pursuant to Section 405.2.A. subject to the usual conditions as read by the Board Solicitor. Ms. Bamford seconded the motion, which carried unanimously.

NEW BUSINESS

1. S & P Real Estate, L.P., 200 Dryden Road, Suite 2000, Dresher, PA 19025 has applied for a special exception pursuant to Section 1103.1 special exception within an Office/Professional District (O/P). The applicant wishes to expand an existing non-conformity at Conestoga View Nursing Home, 900 East King Street, Lancaster, PA 17602. No additional employees or beds will be added to the proposed therapy area or in the nurses' lounge. All other requirements of the Zoning Ordinance will be met. All interested parties are invited attend.

Mr. Todd Wagner testified on behalf of the application. According to Mr. Wagner, the applicant wants to build a two-story addition onto the rear of the Conestoga View Nursing Home. The upper level of this addition would be approximately 1,800 square feet and will be used for a resident therapy area, while the lower level would be approximately 1,200 square feet and would be used for an office and employee lounge. Mr. John Adams, KTH Architects, reviewed diagrams and pictures of the premises and proposed addition. Mr. Keith Heigel, Light, Heigel & Associates, explained that 2 parking spaces will be lost but even with the expansion there would be 205 spaces where 199 are required. A negligible amount would be added to the impervious area which would be approximately 41%. Set back requirements are met and no variance is needed. The addition would not be visible from East King Street. Only in-house residents are serviced and there will be no additional staff or patients. The expansion would therefore be in accordance with the requirements of Section 1103.1.

Mr. Metzger moved to close testimony and to grant the applicant's request for a special exception pursuant to Section 1103.1 subject to the standard conditions as read into the record by the Zoning Board Solicitor. Ms. Bamford seconded the motion, which carried unanimously.

ADJOURNMENT

There being no further business before the Board, Chairperson Metzger adjourned the meeting at 8:15 P.M. The next regularly scheduled meeting will be held on May 25, 2010 at 7:00 P.M.

Respectfully submitted,



Peggy D. Hall, Secretary