

**MEETING MINUTES**  
**LANCASTER TOWNSHIP**  
**ZONING HEARING BOARD**

**March 25, 2014**

Chairperson John W. Metzger called the meeting to order at 7:00 P.M. The following members were present: John W. Metzger and Elizabeth W. Bamford. Also in attendance was Joseph Kenneff, Esq., Zoning Hearing Board Solicitor, Thomas P. Daniels, Assistant Township Manager, and Cheryl Hansberry, Court Reporter.

**MINUTES**

In regard to the minutes for the February 25, 2014 meeting, a correction in the spelling of Mr. Nathan Pipitone's name was noted and will be made.

**OLD BUSINESS**

1. Continued from the February 25, 2014 meeting is the application of Charlan Group LP for a Variance pursuant to Section 505.1 for the properties located at 196/244 Charles Road to decrease the minimum lot area from 4000 square feet per dwelling unit to 3603 square feet per dwelling unit. The subject properties are vacant lots, zoned R-2, consisting of approximately 5.0 acres of land. The Applicant wishes to build an apartment complex on the property, utilizing an adjacent 1.165 acre lot located in Lancaster City, for storm water uses. The Applicant wishes to build 60 apartments in 5 buildings, as opposed to the permitted 54 units.

Mr. Metzger made a motion to deny the Applicant's request for a Variance pursuant to Section 505.1. Ms. Bamford seconded the motion, which motion passed with votes from Mr. Metzger and Ms. Bamford. A copy of the signed Decision was handed to the Applicant.

**ADJOURNMENT**

There being no further matters before the Board, Mr. Metzger moved to adjourn the meeting at 7:15 P.M.

Respectfully submitted,



Peggy D. Hall, Secretary