

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

**October 27, 2020**

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

**MINUTES**

On a motion, the minutes from the July 28, 2020 meeting of the Lancaster Township Zoning Hearing Board were approved as written.

**NEW BUSINESS**

1. William Swiernik, David Miller/Associates, Inc., on behalf of WPE Partners LLC, has requested a one year extension of the previously approved Variance pursuant to Chapter 280-505.2 Minimum Lot Depth for 690 Bean Hill Road, Lancaster PA 17603 to allow for the subdivision of this property. The requested variance is specific to proposed Lot 31 and does not affect the other proposed lots. The original Variance approval was granted at the May 28, 2019 Zoning Hearing Board meeting.

Mr. Daniels was sworn in and testified that he received a letter dated August 11, 2020 from Mr. William M. Swiernik requesting an additional year to secure all necessary zoning and building permits due to the inability to finalize some tasks because of the shutdown of service to comply with the Covid-19 work restrictions. Mr. Daniels stated that the Township do not oppose this application.

Mr. Metzger made a motion to grant the applicant's request. Ms. Bamford seconded the motion, which motion carried unanimously.

2 JPM Keller, LLC has applied for a Variance pursuant to Chapter 280-405.3 and 280-1616.B for 136 Conestoga Woods Rd., Lancaster PA 17602 to allow for the construction of a new residential dwelling. Mr. Daniels testified that the notice and publication requirements have been met.

Mr. Mark Will, managing member of JPM Keller presented the application. Although the application is for two variances, a variance pursuant to Chapter 280-405.3 concerning building height will not be necessary in agreement with discussions with Mr. Daniels. Mr. Daniels stated

that based on the information provided, a variance for building height was not needed. Mr. Will indicated that the building height will be 35 feet at its highest level.

This matter was the subject of a Zoning Board Decision from the May 23, 2008 meeting at which time the Board granted the relief requested. The last remaining lot in the development has recently been sold to build a residence. Due to the length of time since the Board's Decision, the applicant is now seeking this relief. Mr. Will made a presentation that showed that nothing has changed since the 2008 Decision, which permitted building on a lot with a slope greater than 25 percent that is less than the required size.

Ms. Razieh Council, resident of a neighboring parcel, was sworn in and opposed the application over concerns that the home would not fit in with the neighborhood similarly to another nonconforming house, and that due to the extreme slope that the property would not be mowed and otherwise maintained. Mr. James Woodruff, another neighbor opposed over concerns the building would be too high. Ms. Carissa Pinkard, director of the HOA, expressed concerns over the stability, citing problems with sink holes in the development.

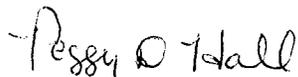
Mr. Metzger noted that a lot of the issues raised were land development issues not within the purview of the Zoning Hearing Board. Mr. Will assured the Board that any building would be done in consultation with the Township engineer. Exhibits were entered and the record was closed.

Mr. Metzger made a motion to grant the Applicant's request for a Variance pursuant to Chapter 280-1616.B subject to the standard conditions enumerated by Mr. Kenneff, as well as a condition that the Applicant comply with the plans and promises made at the May 23, 2008 meeting. Ms. Bamford seconded the motion, which motion carried unanimously.

#### **ADJOURNMENT**

There being no further matters before the Board, Mr. Metzger adjourned the meeting at 8:05 P.M. The next regularly scheduled meeting of the Lancaster Township Zoning Hearing Board is Tuesday, November 24, 2020 at 7:00 P.M.

Respectfully submitted,



Peggy D. Hall, Secretary