

11 July 2011
19:00 – 20:49

The Zoning Hearing Board was called to order by Chairlady Johns at 19:00

Members Present: Chairlady Jackie Johns, Mark Meyer, James Haines, Ashis Pal and Tom Haas with David Wagenseller present as council to the board.

Old Business: The board approved the minutes from the April 11th meeting

New Business: The application of Amos King for a variance from sections 900 and 901 of the Pequea Township Zoning Ordinance, to allow seven apartments on the lot at 21 Sprecher Road.

Parties: Cynthia Evans-Herr of 642 Millwood Road 17584 *Adjoining property to applicant.*

Hearing: To allow seven apartments on the lot at 21 Sprecher Road, is granted, subject to the following conditions:

1. The applicant must construct and maintain a 6 foot high privacy fence one foot on applicant's side of the eastern boundary line of the property, finished on both sides, with any posts on the applicant's side of the fence, along the entire common boundary of the properties adjoining to the east which are presently owned by Donald Herr and Cynthia Evans-Herr, and by Brian and Dawn Evanko.

2. The approval is contingent upon approval of the lot add on plan for the additional land shown on the drawing presented to the Zoning Hearing Board.

3. Applicant shall install a 15 foot wide landscaping buffer along the eastern boundary of the lot designated as "add on lot 1" on the drawing presented to the Zoning Hearing Board, from the end of the fence southward to the southern boundary of the lot. The buffer shall be consistent with the landscaping requirements found in Article 17 of the Pequea Township Zoning Ordinance.

4. There shall be no glare onto any neighboring property from any exterior lighting.

5. All development and activities on the property shall be as described in the application, the testimony and exhibits presented to the Pequea Township Zoning Hearing Board.

6. The property shall be connected to and served by both public water and public sewer.

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The application of Amos King for variances from section 903.B of the Pequea Township Zoning Ordinance (to allow a lot 119 feet wide); section 903.C (to allow a front setback of 8 feet and a side setback of 15 feet); section 908.A (to allow impervious coverage as shown on the drawing submitted to the Zoning Hearing Board); section 1403.B (to allow 70 feet between access drives); 1403.D (to allow access drives of 15 feet wide); and Article 17 (to allow development without landscape buffers), is granted subject to the conditions imposed on the grant of the requested special exception.

Resolution: A motion With the above conditions to grant approval for applicant was made by Chairlady Johns. The motion was seconded by Mark Meyer and passed unanimously.

This meeting was recorded by Michelle Parke of Anderson Court Reporting. And was adjourned at 20:49

Respectfully Submitted,

Tom Haas
ZHB Secretary