

**PEQUEA TOWNSHIP
ZONING HEARING BOARD
Minutes of – March 2, 2021**

The members of the Pequea Township Zoning Board met on March 2, 2021 in the conference room of the Pequea Township Building. The ZHB meeting was called to order by Chair, Mark Meyer @ 1900 hrs.

ZHB Members Present:

Mark Meyer, Don Homsher, Rob Mellinger, Jeff Krieder and Tom Haas

Court Reporter:

Cathy S Mertz

ZHB Solicitor:

Janice Longer

Zoning Officer:

Jennifer Hendricks

Old Business:

Mark Made a motion to approve the minutes of January 5th, 2021 and was seconded. All approved 5-0

New Business:

Two applications

1. Mylin application
2. Turnowchykn application

The Hearing:

1. Mylin application – great presentation and descriptive
2. Turnowchykn application – great presentation and support

Parties:

Mylin – Dale Cooley and Kent Mylin

Turnowchykn – Joe Turnowchykn and Cynthia Kroft

Discussion:

Mylin – 19:35 out / 19:49 in. Adjourned 19:55

Turnowchykn – 20:10 out / 20:16 in. Adjourned 20:20

Vote:

Mylin - Approved 4-1

Turnowchykn – Approved 5-0

Decision:

Kent Mylin

56 Lancaster Avenue

Strasburg, PA 17579

RE: Zoning Application – 163 West Willow Road, Willow Street, PA 17584

Dear Mr. Mylin:

This will confirm that, at a hearing on March 2, 2021, the Pequea Township Zoning Hearing Board granted your request for a Variance to allow the creation of a flag lot, designated Lot #2 in the Plan presented to the Board, in the R-2 Zoning District. The Board further approved the configuration of the Lot #2, thereby allowing an encroachment by the pole barn of Lot #1, which is within the 15-foot side yard setback for Lot #1. The Board further granted a variance from the requirements of Section 705.D.3.4 to reduce the front yard setback to 15 feet for the garage and 30 feet for the dwelling. The Board took no action on the request for a variance from Section 1403.21, as the Applicant withdrew this request at the hearing, after the Board determined that said Section did not apply to the subject property. The Board approved the variances subject to the following condition: Applicant shall obtain all other permits and approvals required by Ordinance; state, local or federal law, statute or regulation for the development of the property in accordance with the Application, all testimony and supporting exhibits presented to the Board.

Kent Mylin

March 9, 2021

The Board has instructed me to provide you with confirmation of their decision in my capacity as Solicitor to the Board.

Very Truly Yours,

Janice L.M. Longer, Solicitor

Joseph Turnowchik, Architect

5427 Woodside Drive

Gap, PA 17527

Cynthia Kropf

1160 W. Penn Grant Road

Lancaster, PA 17603

RE: Zoning Application – 1162 W. Penn Grant Road, Lancaster, PA 17603

Dear Mr. Turnowchik and Ms. Kropf:

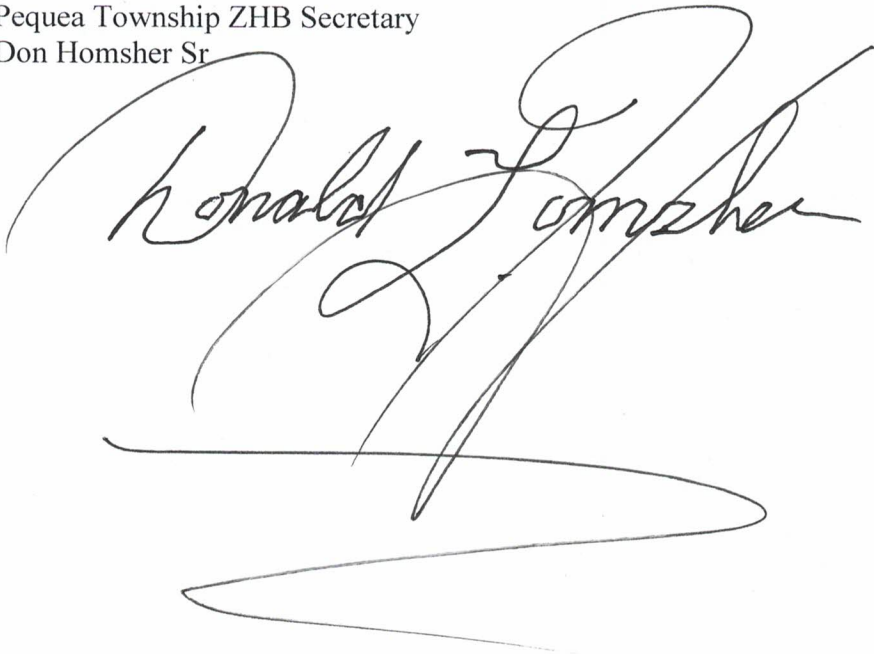
This will confirm that, at a hearing on March 2, 2021, the Pequea Township Zoning Hearing Board granted your request for a variance from the requirements of Section 1404.C.3.A. to allow the use of an existing driveway of 12 feet in

width. Applicant's use of the property shall be in accordance with the Application, all testimony and supporting exhibits presented to the Board.

The Board has instructed me to provide you with confirmation of their decision in my capacity as Solicitor to the Board.

Very Truly Yours,
Janice L.M. Longer, Solicitor

This Meeting was adjourned at (20:20) hrs.
Respectfully Submitted
Pequea Township ZHB Secretary
Don Homsher Sr

A large, stylized handwritten signature in black ink, which appears to read "Don Homsher". The signature is written in a cursive style with large, sweeping loops. Below the signature, there are two long, horizontal, slightly wavy lines drawn in the same ink.