

BEFORE THE ZONING HEARING BOARD

TOWNSHIP OF EAST LAMPETER

IN RE: :
: No. 2026-08
APPLICATION OF LAURA WATKINS :

DECISION

I. FINDINGS OF FACT

1. Applicant is Laura Watkins, 2316 Old Philadelphia Pike, Lancaster, Pennsylvania 17602 ("Applicant").

2. The property which is the subject of the instant application is 2316 Old Philadelphia Pike, East Lampeter Township, Lancaster County, Pennsylvania (the "Property").

3. The Property is located in the Medium Density Residential (R-2) District as shown on the Official Zoning Map of East Lampeter Township.

4. Applicant is the owner of the Property.

5. Notice of the hearing on the within application was duly advertised and posted in accordance with the provisions of the Pennsylvania Municipalities Planning Code ("MPC") and the East Lampeter Zoning Ordinance of 2016 (the "Zoning Ordinance").

6. A public hearing was held before the Zoning Hearing Board of East Lampeter Township ("Board") on this application on August 27, 2026.

7. Testimony at the hearing was stenographically recorded.

8. Applicant appeared personally at the hearing.

9. Applicant has requested a special exception pursuant to Section 375-6020.C.6 of the Zoning Ordinance.

10. Section 375-6020.C.6 of the Zoning Ordinance states that home occupations as a minimum impact accessory use to a single family detached dwelling are permitted by special exception, subject to the provisions set forth in Section 375-23370.D of the Zoning Ordinance.

11. The Property is improved with a single family dwelling with accessory garage.

12. Directly behind the accessory garage is a small building containing 300 square feet of area which Applicant will use for a seamstress/tailoring business.

13. Customers of the home occupation will come to the Property by appointment only, with only one customer at a time.

14. Applicant will be the only operator of the home occupation. There will be no employees.

15. No person appeared in opposition to the application.

II. CONCLUSIONS OF LAW

1. "[T]o be entitled to a special exception, an applicant must bring the proposal within the specific requirements in the zoning ordinance." *Act I, Inc. v. Zoning Hearing Board of Bushkill Township*, 704 A.2d 732, 735 (Pa. Cmwlth. 1997).

2. An applicant for a special exception has the burden of persuasion as to the specific criteria and standards of the zoning ordinance. *Shamah v. Hellam Township Zoning Hearing Board*, 648 A.2d 1299 (Pa. Cmwlth. 1994); *Abbey v. Zoning Hearing Board of the Borough of East Stroudsburg*, 126 Pa. Commonwealth Ct. 235, 559 A.2d 107 (1989).

3. A special exception is a conditionally permitted use, allowed by the legislature if specifically listed standards are met.

4. Applicant has presented evidence to demonstrate that she has met the requirements for the issuance of a special exception under Section 375-6020.C.6 and Section 375-23370.D of the Zoning Ordinance.

5. Conditions must be attached to the grant of the special exception to protect and preserve the surrounding neighborhood.

III. DECISION

Based upon the foregoing findings of fact and conclusions of law, the Zoning Hearing Board of the Township of East Lampeter hereby grants the application of Laura Watkins for a special exception pursuant to Section 375-6020.C.6 and Section 375-23370.D of the Zoning Ordinance to operate a seamstress/tailoring business as a minimum impact accessory use to a single family detached dwelling on property known and numbered as 2316 Old Philadelphia Pike, Lancaster, Pennsylvania. The special exception granted

herein shall be subject to the following conditions and safeguards which the Board deems necessary to implement the purposes of the Zoning Ordinance and the MPC:

1. Applicant shall obtain all approvals and permits required by applicable federal, state and Township laws and regulations.

2. Applicant shall at all times comply with and adhere to the information and representations submitted with and contained in his application and the evidence presented to the Board at the hearing held on August 27, 2026.

3. Applicant shall provide proof to the Township that the on-lot well has sufficient capacity to provide service for the proposed use.

4. Any violation of the conditions contained in this Decision shall be considered a violation of the Zoning Ordinance and shall be subject to the penalties and remedies contained in the Pennsylvania Municipalities Planning Code.

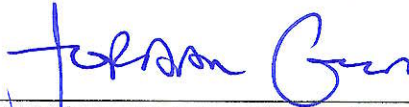
5. The approval granted by this Decision shall expire in accordance with the terms of the Zoning Ordinance.

6. The foregoing Decision shall be binding upon the Applicant and her heirs and assigns.

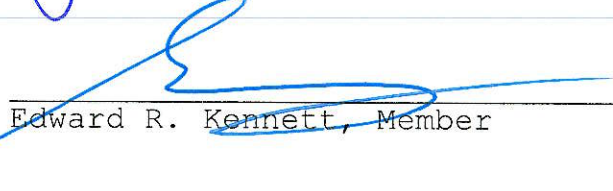
ZONING HEARING BOARD OF THE
TOWNSHIP OF EAST LAMPETER



J. Scott Enterline, Chairman



Jordan Good, Vice-Chairman



Edward R. Kennett, Member

Dated and filed September 10, 2026, after hearing held on
August 27, 2026.

The undersigned certifies that a copy of this Decision was
served upon all parties on or prior to September 11, 2026.

