

BEFORE THE ZONING HEARING BOARD

TOWNSHIP OF EAST LAMPETER

IN RE: :
: No. 2021-14
APPLICATION OF SAMUEL S. BEILER :

DECISION

I. FINDINGS OF FACT

1. Applicant is Samuel S. Beiler, 2061 Jarvis Road, Lancaster, Pennsylvania 17601 ("Applicant").

2. The property which is the subject of the instant application is located at 2061 Jarvis Road, East Lampeter Township, Lancaster County, Pennsylvania (the "Property").

3. Applicant is the owner of the Property.

4. The Property is located in the Agricultural District as shown on the Official Zoning Map of East Lampeter Township.

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 Township 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 12, 2021.

7. Testimony at the hearing was stenographically recorded.

8. Applicant appeared personally at the hearing.

9. John Williamson, of Team Ag, also appeared at the hearing and testified on behalf of Applicant.

10. The Property is shaped in the nature of a flag lot and contains approximately 63.8 acres.

11. There is an active railroad line that bisects the Property.

12. There is a significant slope on the Property.

13. The Property is a farm containing a dwelling, as more fully shown on the plan (the "Plan") submitted by Applicant.

14. Without obtaining Township approval, Applicant constructed an unattached accessory structure (37 feet by 33 feet), as more fully shown on the Plan.

15. The unattached accessory structure is located in front of the front face of Applicant's dwelling.

16. The unattached accessory structure is used as a carriage house and horse stable.

17. Applicant requires a variance from the terms of Section 3030.C.2.a of the Zoning Ordinance.

18. Section 3030.C.2.a states that unattached buildings for accessory uses that exceed 120 square feet in gross floor area shall be at least 15 feet to the rear of the front facade of the principal building.

19. No one appeared at the hearing in opposition to the application.

II. CONCLUSIONS OF LAW

1. An applicant for a variance bears the burden of proving that unnecessary hardship will result if the variance is not granted and that the grant of the proposed variance will not be contrary to the public interest. Valley View Civic Association v. Zoning Board of Adjustment, 501 Pa. 550, 462 A.2d 637 (1983); Zaruta v. Zoning Hearing Board of the City of Wilkes-Barre, 117 Pa. Commonwealth Ct. 526, 543 A.2d 1282 (1988); Pennsylvania Municipalities Planning Code ("MPC") §910.2.

2. A variance, if granted, "must be the minimum that will afford relief and will represent the least modification of the ordinance." Rogers v. Zoning Hearing Board of East Pikeland Township, 103 Pa. Commonwealth Ct. 478, 520 A.2d 922, 924 (1987); MPC §910.2(a)(5).

3. The layout of the Property and the location of existing structures and uses creates an unnecessary hardship and necessitates the location of the unattached accessory structure.

4. The unnecessary hardship has not been created by the Applicant.

5. Applicant has presented evidence sufficient to establish that unnecessary hardship will result if the variance is not granted, that the grant of the proposed variance will not be contrary to the public interest, and that the variance requested is the minimum that will afford relief and will represent the least modification of the ordinance.

6. Conditions must be attached to a grant of the variance in this case to preserve and protect 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 Elmer S. Beiler for a variance from the terms of Section 3030.C.2.a of the Zoning Ordinance. The variance 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 Pennsylvania Municipalities Planning Code:

1. Applicant shall obtain all approvals and permits required by applicable laws and regulations.

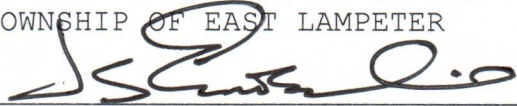
2. Applicant shall at all times comply with and adhere to the evidence presented to the Board at the hearing held on August 12, 2021.

3. 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.

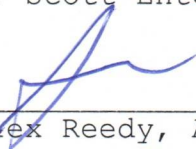
4. The approval granted by this Decision shall expire in accordance with the terms of Section 25060 of the Zoning Ordinance.

5. The foregoing Decision shall be binding upon the Applicant and his heirs, personal representatives and assigns.

ZONING HEARING BOARD OF THE
TOWNSHIP OF EAST LAMPETER



J. Scott Enterline, Vice-Chairman



Alex Reedy, Alternate

Dated and filed August 26, 2021, after hearing held on August 12, 2021.

The undersigned certifies that a copy of this Decision was served upon all parties on or prior to August 27, 2021.