LITTLE BRITAIN TOWNSHIP ZONING HEARING BOARD

The following are minutes of the Zoning Hearing Board which took place on October 17, 2018. The meeting was called to order at 7:PM in the Township Municipal Bldg. by Ms. Joan Deen, Chairperson the LBT Zoning Board.

The first applicant was as follows:

1. John L. Stoltzfus and Emma S. Stoltzfus, 211 Schoolhouse Rd. Kirkwood, PA. 17536. The applicants were represented by Brian Masterson of Regester Associates, Inc. A Variance was requested along with a Special Exception.
   The applicants wish to expand the existing house with an L-shaped addition and also by building a second story onto the house.
   The Planning Commission and the Supervisors were not opposed to the application , so long as an agricultural nuisance disclaimer was included. The board voted unanimously to grant the requested Variance and Special Exception with a condition that an agricultural nuisance disclaimer be affixed to any land development plan recorded.

2. Applicant #2 is PTV X, LLC, 400 Penn Center Blvd. Bldg. 4, Suite 1000, Pittsburgh, PA 15235.The property in question is located at 9 Little Britain Rd. N, in LBT. Representatives of the owner, William Owen, the project design manager, and Justin Ross, a professional engineer, both testified.

The applicants amended site plan presented requesting only the building area variance, without the parking lot variance, for the proposed Dollar General Store.

Ten members of the audience spoke against the Application raising a number of concerns. Applicant could not articulate a reason why the physical conditions on the property would prevent the building of a 4,000 Sq. Ft. retail store.

Following the conclusion of the testimony, the Board conducted an executive session with its solicitor.
Following the executive session, the Board resumed public session and voted unanimously to deny the requested variance.

Meeting adjourned at 9:15PM.

Respectively submitted,

Dorothy E. Simpson

Dorothy E. Simpson, Secty.
LBT Zoning Hearing Board