

Little Britain Township Zoning Hearing Board
January 16, 2019

Present

Joan Dean, Chairperson
Jeff Wood, Alternate
George Osborne, Alternate
Neil Albert, Attorney
Allan Blank, Court Reporter
Christine J. Jackson, Zoning Officer/BCO

Charles Ford
Lisa Long
Scott Kowalski
Elam Fisher
John S. King

At 7:00 PM on January 16, 2019 the Zoning Hearing Board of Little Britain Township convened to hear four cases: Charles Ford, John S. King, Elam Fisher and Lisa Long at 323 Green Lane, Quarryville PA 17566.

Attorney, Neil Albert explained the hearing process to all applicants. He then had the Zoning Officer, Christine J. Jackson sworn. Mrs. Jackson verified that the hearings had been properly advertised, as well as, each property and the Township Office had been posted. The floor was then opened to the first applicant Charles Ford.

Charles Ford:

Mr. Ford explained he had received relief from this Board in November 2017 via a Special Exception to house two (2) miniature donkeys on his R1-Residential property, as well as, a grazing setback variance, a manure storage setback variance and a livestock structure setback variance. At the time of his testimony Mr. Ford was unaware that the female donkey was pregnant.

In August 2018 the Zoning Officer, Christine J. Jackson discovered the third donkey during a site visit and informed Mrs. Ford the donkey was a violation of their previous Zoning Hearing Board approval. The Ford's did not desire to relocate the third donkey and instead applied to the Zoning Hearing Board for additional relief.

During his testimony, Mr. Ford asked the Board to grant the same relief previously provided for two miniature donkeys be extended to include the third miniature donkey. The relief includes a Special Exception per Section 201.3.B Noncommercial Keeping of Livestock on Lots Under Twenty (20) Acres on Rural Residential Property subject to Section 440, Variance from Section 440.2 Grazing Minimum Setback, Variance from Section 440.3 Manure Storage Minimum Setback and Section 440.5 Structure Used to House Noncommercial Livestock Minimum Setback.

At the conclusion of Mr. Ford's testimony the Board went into an executive session.

The meeting was reconvened A motion was made by Joan Dean and seconded by Jeff Wood granting the application as presented. George Osborne voted against the application.

John S. King:

The application of John S. King was reviewed. Mr. King was requesting a Special Exception under Section 431 - Greenhouses Exceeding 5000 Square Feet for the construction of a 32' x 98' greenhouse on the property located at 681 Little Britain Road North, Quarryville PA 17566. Mr. King stated the greenhouse will meet all setback requirements and be used to dry tobacco, no livestock.

A motion was made by Jeff Wood, seconded by George Osborne and carried granting the application as presented.

Elam Fisher:

The application of Elam Fisher was reviewed. Mr. Fisher was requesting a Special Exception under Section 431 - Greenhouses Exceeding 5000 Square Feet for the construction of a 12.5' x 40' greenhouse to house his laying chickens. This structure will meet all the required livestock setbacks.

A motion was made by Jeff Wood, seconded by George Osborne and carried granting the application as presented.

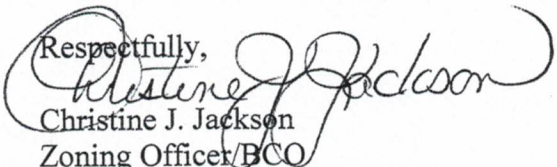
Lisa Long:

The application of Lisa long was reviewed. Ms. Long testified her desire is to add a second story to the existing detached garage to house a personal woodworking shop. No business will be operated from this structure. The addition of the second story will make the accessory building 3' higher than the existing single-family dwelling unit. Lisa is requesting a variance from Section 303.2 Accessory Building To Non-Agricultural Dwellings - Height.

A motion was made by Jeff Wood, seconded by George Osborne and carried granting the application as presented.

This concluded to the evenings hearings.

Respectfully,


Christine J. Jackson
Zoning Officer/BCO