

LITTLE BRITAIN TOWNSHIP ZONING HEARING BOARD

MINUTES FOR JULY 15, 2026

The meeting was called to order at 7:00PM in the Township Municipal Bldg. Chairperson Laurie Topper introduced the board members then turned the meeting over to Julie Miller who in turn explained the meeting process.

The first line of business is the approval of the meeting minutes for 6/17/26 by the Board Members. All approved unanimously.

1. Applicant Isaac K. Stoltzfoos, 751 Spruce Grove Rd., Oxford, PA. was requesting a Special Exception under Zoning Ordinance Section 201.3E and Section 434 for a home occupation of a Woodworking business.
Discussion with the Board took place regarding the venting and disposal of chemicals. It was stated that the chemicals be vented SE from the building and all other residents. Also, deliveries should be made by pick-up trucks or box truck, not large, Tractor Trailers, etc. Business would operate M-F.
Special Exception was approved, subject to Standard Conditions.
2. Levi S. Stoltzfoos, 152 Fern Crest Rd., Quarryville, PA was requesting a Variance under Zoning Ordinance 303.4 and section 200.9.A to allow a structure in the front yard. A racking system has been placed in the front yard to propagate strawberry plants. The house is a corner lot which means 2 front lots, which measures 19' of racking.

EXECUTIVE SESSION 9:25-9:45

The Board returned stating that there was no degree of hardship, no minimal space. They suggested that he should find a better less inclusive plan so your not using 2 front yards of racking.

If needed, Mr. Stoltzfoos is also requesting a Variance from sections 200.7, Design Standards, 303.4, 200.9.A

Mr. Stoltzfoos asked for a Continuance. No decision had been rendered, and the request was granted.

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3. Stephen Smoker, 85 Little Britain Road is requesting an appeal of the Zoning Officer's decision of sections 200.9.A, 200.9.B and 303.4 to allow him to maintain the netting/ hoop structure he placed in his front yard over his berries.

After considerable discussions, pertaining to the definition of structure, regarding Hoop, the Board chose to have an Executive Session. 7:55-8:30PM.

The Board returned and after checking the structure/hoop it was agreed that it was in fact a Structure. The decision made was that a structure is not allowed in the front yard, and not be in the right-of-way. Also, the Zoning Officer decision stating that it is a structure as stated in the Zoning Ordinance, will be upheld.

Board agreed that the Variances be denied, pertaining to the Structure/Hoop.

Regarding Mr. Smokers request to construct a 12'X16' concrete structure to house his diesel equipment, has been approved.

Meeting adjourned 8:55PM


Dorothy E. Simpson, Secty.

LBT Zoning Hearing Board