

LITTLE BRITAIN TOWNSHIP
ZONING HEARING BOARD MINUTES
NOVEMBER 20, 2024

The Little Britain Township Zoning Hearing Board met on Wednesday, November 20, 2024 at the Little Britain Township Municipal Building, 323 Green Lane, Quarryville, Pennsylvania. Prior notice was given.

The Zoning Hearing Board Chair, Laurie Topper called the meeting to order at 7:02 p.m.

Members

Laurie Topper, Chair
Jerry Emling
Jeff Wood

Others

Christine Jackson	Don Unger
Solicitor, Julie Miller	David Y. Beiler
Samuel Glick	Sally Unger
John Petro	John S. Smucker
Alan Criswell	Israel Kinsinger

Adoption of Minutes

September 18, 2024, minutes were reviewed. Motion made by Laurie Topper, seconded by Jerry Emling and carried to adopt the minutes as presented, with Jeff Wood abstaining because he was not in attendance on September 18th.

October 16, 2024, minutes were reviewed. Motion made by Jeff Wood, seconded by Jerry Emling and carried to adopt the minutes as written.

Start

Solicitor, Julie Miller had the Zoning Officer/BCO sworn, and confirmed the following: 32 Little Britain Road North, Quarryville PA 17566, 71 Oak Road, Kirkwood PA 17536 and 20 Latham Road, Nottingham PA 19362 were properly posted, the Municipal Building was properly posted, the agenda was posted on the Municipal website and posting board, legal notice was run according to the requirements and copies of minutes from both the Little Britain Township Planning Commission and Board of Supervisors had been received. Jeff Wood motioned seconded by Laurie Topper and carried to have Solicitor Miller mark and enter proof of postings, advertisements, and minutes into the record.

Solicitor Miller reviewed how the hearing would be run and moved into cases.

John Petro – 20 Latham Road, Nottingham PA 19362

Mr. Petro was sworn by the Court Reporter and testified he would like to purchase 3.65 acres from 20 Latham Road, Nottingham PA. From this 3.65 acres he would like to create a 1.011 acre building lot along Latham Road and add the remaining 2.645 acres to his adjoining 10.206-acre tract located at 119 Pine Grove Road, Nottingham PA 19362 enlarging the parcel to approximately 13 acres.

When questioned Mr. Petro testified that 119 Pine Grove Road contains his business, Petro Custom Concrete, Office for said business and three apartments all previously approved by the Municipality. He further testified that 20 Latham Road would be 1.393 acres after subdivision containing the existing single-family dwelling and two accessory buildings. The subdivision will follow Latham Road.

Per Section 200.7 Design Standards within the Agricultural Zoning District allowable lot sizes are 1 acre to 2 acres for residential purposes or 20 acres or more for Agricultural purposes. In order to create a 13-acre lot, Mr. Petro requires a variance from this Board.

Attorney Miller noted that the Little Britain Township Planning Commission and Board of Supervisors supported the request.

There was no public participation.

At the conclusion of the testimony a motion was made by Laurie Topper seconded by Jerry Emling and carried granting Mr. Petro his request as presented with all standard conditions applied.

John Smucker – 71 Oak Road, Kirkwood PA 17536

Mr. Smucker was affirmed by the Court Reporter and testified he was requesting a Special Exception to build a greenhouse measuring 32' x 175' Per Section 431 for growing crops/tobacco starts and later in the year to hang tobacco, no public in the structure, and no outside storage.

He further requested a Special Exception and Variance under Section 503 for the Expansion and Alteration of a nonconforming structure, Section 200.58 Setbacks and Section 607.4 Expiration.

Mr. Smucker would like to build a 9' x 16' roof over the existing non-conforming deck on the East side of the double dwelling, a 5' x 9' roof on the West side of the double dwelling and a 8' x 25' deck/ramp system out the front of the home toward Oak Road. The deck/ramp system will be installed for a special needs child to have wheelchair accessibility to the home. Lastly John is requesting 1 year to complete the greenhouse, two years to complete the porch work and 5 years to complete the deck/ramp system for accessibility.

Attorney Miller noted that the Little Britain Township Planning Commission and Board of Supervisors supported the request.

There was no public participation.

Motion made by Jeff Wood, seconded by Jerry Emling and carried to approve the application as present with all standard conditions applied.

David Yoder Beiler – 32 Little Britain Road North, Quarryville PA 17566

Mr. Beiler was affirmed by the Court Reporter and testified he was requesting a Special Exception under Section 503 Expansion or Alteration of a Nonconforming Use to construct a greenhouse measuring

34' x 147' over a portion of the existing land being used to grow crops. The greenhouse will be used to grow crops to be sold wholesale, no public and no outside storage. The property in question is 2.3 acres within the Village Residential – R2 District which does not allow for agricultural uses, but the area used for growing of crops is a grandfathered nonconformity. The greenhouse will be at least 46 feet off all adjoining property line.

Mr. Beiler informed the Board the property in question contains a single-family dwelling and accessory buildings. There are no other uses on the property.

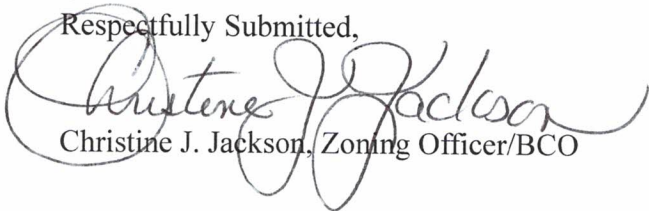
There was no public participation.

Motion made by Jerry Emling, seconded by Laurie Topper and carried to approve the application as presented with all standard conditions applied.

Adjournment

Motion made by Jeff Wood, seconded by Jerry Emling and carried to adjourn the meeting at 7:50PM.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Christine J. Jackson". The signature is written in black ink and is positioned above the printed name.

Christine J. Jackson, Zoning Officer/BCO