



Borough of Lititz, Pennsylvania

Zoning Hearing Board Minutes August 21, 2023

The August 21 meeting of the Lititz Borough Zoning Hearing Board was called to order by Eberly at 7:00 PM.

After the Pledge of Allegiance, members present and excused were listed and identified below. Eberly noticed the Solicitor was not present at the start of the meeting. Eberly paused the meeting to wait for the Solicitor. Upon arrival of Beth Ebersol (Solicitor), Eberly reconvened the meeting at 7:07 PM.

Zoning Hearing Board members present: Eberley, Hain, Paris, Westcot (Alternate)

Zoning Hearing Board members excused: Mathews, Learn

Lititz Borough Council members present: None.

Also Present: Beth Ebersol, Solicitor, Karen Scheffey, Vanessa Smith, Court Stenographer, Nathan & Catherine Woodcock

The July 17 meeting minutes were reviewed. Hain made the motion to approve the minutes as presented. A second was made by Westcott. The minutes were unanimously approved, 4 - 0.

Case #1862 – Rae Ann Lynch – 10 E Marion Street

Applicant submitted the request for continuance until the October 16th hearing date for the application of Rae Ann Lynch for property located at 10 E Marion Street, to substitute a non-conforming use. The applicant's original tenant fell through, and the extension request is to allow time to find another appropriate tenant.

Eberly noted that this is the 3rd continuation request for the property of 10 E Marion Street. With no additional comments, the Board made a decision on the request for a time continuance until the October 16th meeting. Upon a motion from Hain and a Second by Paris, a vote was taken, and the Board unanimously approved the continuation request 4-0.

Case #1867 – Nathan and Catherine Woodcock- 109 West Third Avenue

The application of Nathan & Catherine Woodcock, for property located at 109 W Third Avenue, requesting a Variance from Section 814 (Form Based Code requirements, to decrease required side yard setback and attached garage setback) of the Lititz Borough Zoning Ordinance within the RS Residential District. Eberly noted to Nathan and Catherine Woodcock that Alternate member Maureen Westcott would be voting on the case. Applicant approved alternate voting on the case.

Testimony Included the following:

- The existing house is a 2 bedroom and has an existing garage that currently does not fit a vehicle.

- The proposed new garage would have an additional bedroom overtop of the garage.
- Hallway access will need to be added to provide access to the bedroom above the garage. The existing condition of the garage will not support a bedroom on top.
- The existing breezeway will be removed to accommodate the proposed new garage. The existing driveway curb ramp will remain the same.
- Neighboring properties on W Third Avenue are similar in appearance. Keeping the new garage in the current location of the existing garage would also preserve space in the backyard.

Karen Scheffey of 107 W Third Avenue testified to the Board that she is in favor of the Woodcocks completing the proposed project.

After a short discussion, the Board made a decision on the request of a Variance from Section 814 (Form Based Code requirements to decrease the required side yard setback and attached garage setback) of the Lititz Borough Zoning Ordinance within the RS Residential District. Upon a motion from Westcott and a second from Paris, the Board voted to approve the variance request as testified, 4-0.

With no other items on the agenda, the meeting was adjourned at 7:25 PM.

Respectfully submitted,



Jordan Garner
Acting Secretary

Cc: Borough Manager
Borough Council
Planning Commission
Zoning Hearing Board