



## Borough of Lititz, Pennsylvania

### Zoning Hearing Board Minutes July 17, 2023

The July 17, 2023 meeting of the Lititz Borough Zoning Hearing Board was called to order by Matthews at 7PM.

After a Silent Meditation and Pledge of Allegiance, Matthews welcomed new member Paris to the Board. All members, present and excused, were listed and are identified below.

Zoning Hearing Board members present: Matthews, Learn, Eberly, Hain, Paris

Zoning Hearing Board members excused: Westcott (Alternate)

Lititz Borough Council members present: None

Also present: Susan Peipher, Solicitor, Vanessa Smith, Court Reporter, Jordan Garner, Will & Nicole Rothenberger, Nick Perrefort, Sue & Ray Leed, Maddie Brown, Michael Brown, Andrew Siegrist, Emily Brown, Dori Brown, Catherine Woodcock

The June 19 meeting minutes were reviewed. Hain made a motion to approve the minutes as presented. A second was made by Eberly. The minutes were unanimously approved, 4 – 0.

#### **Case #1865 – Nick Perrefort for Ray & Sue Leed – 329 E Main Street**

Perrefort presented the Leed request for Variance from Section 502.B (Non-conforming Buildings, to construct along non-conforming line) of the Lititz Borough Zoning Ordinance for the property located at 329 E Main Street within the R2/Historic Zoning District.

Testimony included:

- Applicant's contractor testified that the existing deck is to be removed, and an addition constructed in its place
- Addition is proposed to run approximately 8 feet along non-conforming building line and will be set back approximately 3 feet from the east side property line
- Addition on opposite side will be constructed to meet setback regulations
- Downspouts will be directed towards the applicant's back yard
- Rear steps exit the addition on the east side facing towards the rear yard
- There will be an approximate one-foot overhang on the proposed addition
- Construction equipment will access rear yard along the west side of the property with adjacent property owner having no issue – largest piece of equipment will be a mini excavator

After listening to the testimony, the Board voted on the application. Upon a motion from Learn and second from Hain, the Board approved the request 5 - 0 as testified, with no additional conditions.

**Case #1866 – William & Nicole Rothenberger**

Applicants presented a request for Variance from Section 814 (Form Based Codes, to reduce the required setback for the face of a n attached garage) of the Lititz Borough Zoning Ordinance within the R1 Residential District for the property located at 214 Market Street.

Testimony included the following:

- Applicants have received approval from Borough Council to demolish existing home at 214 Market Street
- Applicant's current use of home has been a rental for several years but they desire to move into the Borough
- Applicant's family is large, and one of the reasons of building a new home is to provide additional bedrooms
- To meet the requirements of the Form Based Codes for the garage, applicants would lose one of the bedrooms
- A side-load garage is not possible with the width of the lot
- Existing driveway from the rear is proposed to be removed to provide as much yard as possible
- An existing accessory building is situated just off the rear access to the property, an unowned easement
- Proposed face of the garage is approximately 9 feet in front of the face of the house face, 3-4 feet in front of the porch
- Garage is proposed to the right side of the house, not as the site plan shows
- A retaining wall exists at the front of the property, and the driveway already exists from Market Street
- There is approximately 20 – 30 feet from the garage to the sidewalk and garage will be in approximate location of existing house face

After listening to the testimony, the Board voted on the application. Upon a motion from Learn and second from Eberly, the Board approved your request 5 - 0 as testified, with no additional conditions.

With no other items on the agenda, the meeting was adjourned at approximately 7:45pm.

Respectfully submitted,



Lori McEntarfer  
Zoning Hearing Board Secretary

Cc: Borough Manager  
Borough Council  
Planning Commission  
Zoning Hearing Board