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## Lycoming County Zoning

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WILLIAMSPORT PA 17701  
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David Hubbard  
County Zoning Administrator

Fred A. Holland, J.D.  
Zoning Hearing Board Solicitor

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**LYCOMING COUNTY ZONING HEARING BOARD MEETING MINUTES**  
**Executive Plaza Building**  
**1<sup>st</sup> Floor Commissioner's Board Room**  
**November 16, 2022**  
**6:00pm**

### **I. CALL TO ORDER**

Due to missing Chair and Vice-Chair, Fred Holland suggested a vote for an acting Chair, Leslie Whitehill was selected by seniority. Stephen Brady motioned to approve, George Logue second to motion, motion carried. Acting Chairman, Leslie Whitehill called the meeting to order at 6:01pm

### **II. ROLL CALL (Members & Alternates)**

**Members Present:** Dan Clark, Leslie Whitehill, George Logue, Stephan Brady

**Members Present via Conference Call:** None

**Members Absent:** Bill Klein, Chris Logue

### **III. MINUTES OF PREVIOUS MEETING**

The October 26, 2022 meeting minutes were approved as presented. Dan Clark motioned to approve, Stephan Brady second to motion. Motion carried.

### **IV. NEW BUSINESS**

**A. ZHB Case 2022-014**  
**Samuel M. Lauchman**  
**McHenry Township**  
**Variance**

**Seated Members:** Dan Clark, Leslie Whitehill, George Logue, Stephan Brady

David Hubbard presented to the Zoning Hearing Board case number 2022-014. Mr. Lauchman is requesting a dimensional Variance hearing to allow for an Accessory Structure in the Countryside Zoning District at 40 York Road, Lock Haven, PA 17745. The applicant is requesting a Dimensional Variance from the side yard setback of the western property line. Also, dimensional relief from the rear property line. Table 4230 of the Lycoming County Zoning Ordinance calls for minimum side yard setback of 10 feet from the side property line. The rear setback calls for 20 feet from the rear property line. The variance request is as follows: the accessory structure to be 7 feet from the

western side property line, which will require a variance of 3 feet of dimensional relief, and the rear yard setback is proposed at 5 feet from the property line requiring 15 feet of dimensional relief. The property fronts a private drive. Tax Parcel 28-283-141.06 contains approximately .5 acres and is located in the Countryside (CS) Zoning District in McHenry Township. The property currently contains a Single Family Dwelling (cabin) with attached garage. General Standards for a Variance are listed in the Lycoming County Zoning Ordinance, Section 10420.

David Hubbard reviewed the following Communications:

1. Variance Request Application dated October 5, 2022
2. Notices sent to interested parties: Lycoming County Planning Commission, Lycoming County Commissioners, McHenry Township Supervisors, Applicant, Solicitor and the Zoning Hearing Board,
3. Legal notice published in Sun-Gazette 11/1/2022 & 11/8/2022.
4. Property posted 11/1/2022

David Hubbard read Shannon Rossman's letter at the meeting.

The following are exhibits presented by David Hubbard:

- Z#1 – Zoning Hearing Packet including Shannon Rossman's letter
- Z#2 – Advertisement to Sun-Gazette
- Z#3 – Photo of the Posting

Samuel Lauchman presented two photos submitted as exhibits, A#1 & A#2. Samuel Lauchman described his property. Samuel and his wife, Cindy, are trying to improve an unsafe condition at the cabin. Snow falls cause piles of snow that slides off the metal roof making unsafe conditions and a hardship with their medical issues. He is requesting the Variance to put a steel frame/aluminum carport in the southwest corner.

George Logue asked why he does not use the existing garage. Mr. Lauchman stated the garage was built to serve as protection of the well pit and snowmobiles and is not large enough for his truck. George Logue asked for the size of the carport. Mr. Lauchman stated they would like a 24' x 20' carport to put their vehicle and in the summer to provide cover for their small boat. Mr. Lauchman continued to describe the carport and stated that it could easily be removed. Stephan Brady asked if he could slide it forward and move the door further back. Mr. Lauchman stated that for appearance it would look better as proposed. George Logue and Stephan Brady discussed the hardship for coverage for a boat. Fred asked if a 16' x 24' would accomplish needs of the truck, but leave the boat exposed. The smaller carport would eliminate the side yard variance, but does not eliminate the rear yard variance. Stephan asked if could be moved up eight feet closer to the road and confirmed that it is a removable carport if it was determined to be an eyesore.

After first deliberation, Fred Holland stated the consensus of the board they should deny the side yard variance, because if you had a 16' x 24' carport you are within appropriate the side yard setback. The board would like the structure at 16' x 24', but to have it moved ten feet toward the road and that would be 15 feet from the rear line only needing 5 feet variance. Fred Holland asked if this would allow functionality to safely use the rear entrance? Mr. Lauchman asked if he could keep the width (20' x 24') and move it forward, which Fred Holland stated Mr. Lauchman is suggesting we deny the rear yard and grant it for the side yard which is only a three foot variance. The board went into a second deliberation.

Fred Holland stated that the consensus of the board is to grant the Variance in part and deny in part. They decided to deny the rear yard and to build within compliance of the rear yard setback of the twenty feet and grant the side yard with the condition that the side yard Variance will only be in effect for as long as one or both of you own the property. The Variance will no longer be effective with a new owner.

Dan Clark motioned to approve, Stephan Brady second the motion. Motion carried.

**V. ADJOURNMENT**

Meeting adjourned at 7:00 pm  
Respectfully submitted,

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Sherrie Hook, Recording Secretary

\_\_\_\_\_  
Leslie Whitehill, Acting Chairman

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_