



## Lycoming County Zoning

48 WEST THIRD STREET  
WILLIAMSPORT PA 17701  
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David Hubbard  
County Zoning Administrator

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

### LYCOMING COUNTY ZONING HEARING BOARD MEETING MINUTES

**Executive Plaza Building  
1<sup>st</sup> Floor Commissioner's Board Room  
September 27, 2023  
6:00pm**

#### I. CALL TO ORDER

Chairman Bill Klein called the meeting to order at 6:00pm.

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

**Members Present:** Chris Logue, Dan Clark, Bill Klein, Leslie Whitehill

**Members Present via Conference Call:** None

**Members Absent:** Stephan Brady, George Logue

#### III. MINUTES OF PREVIOUS MEETING

The August 23, 2023 meeting minutes were approved; Chris Logue motioned to approve, Leslie Whitehill second to motion. Motion carried.

#### IV. NEW BUSINESS

##### A. ZHB Case 2023-007 (continuation)

**Penn Township**

**Penn Twp**

**Variance**

**Seated Members:** Chris Logue, Dan Clark, Bill Klein, Leslie Whitehill

Heather George presented to the Zoning Hearing Board case number 2023-007 (continuation). The applicant, Penn Township, is requesting a Variance Hearing in accordance with Section 10420 of the Lycoming County Zoning Ordinance. The applicant is applying for a Variance from Section 6420 Bufferyard Requirements. The property is located on Tax Parcel 44-335-119.A in the Agricultural (AG) Zoning District in Penn Township located at 4653 Beaver Lake Road, Hughesville, PA 17737. Currently the parcel is vacant containing approximately 1.2441 acres.

**CONCLUSIONS:** General Standards for a Variance are listed in the Lycoming County Zoning Ordinance, Section 10420.

Heather George reviewed the following Communications:

1. Variance & Special Exception Application received, August 2, 2023
2. Notices sent to interested parties: Lycoming County Planning Commission, Lycoming County Commissioners, Penn Township Supervisors, Applicant, Solicitor, Zoning Hearing Board
3. Legal notice published in Sun-Gazette September 12 & August 19, 2023
4. Property posted on September 13, 2023

Heather George read Shannon Rossman's letter at the meeting.

The following are exhibits presented by Heather George:

- Z#1 – Zoning Hearing Packet
- Z#2 – Shannon Rossman's Letter
- Z#3 – Legal Advertisements
- Z#4 – Property Postings

DISCUSSION: - None

Mr. Holland stated the consensus of the board is to grant the Variance. Chris Logue motioned to approve, Dan Clark second the motion. Motion carried.

**B. ZHB Case 2023-008**

**Jon Horner  
Brown Twp  
Variance**

**Seated Members:** Chris Logue, Dan Clark, Bill Klein, Leslie Whitehill

Heather George presented to the Zoning Hearing Board case number 2023-008. The applicants are requesting a dimensional Variance hearing to allow for an addition to the Primary Structure within the Countyside (CS) Zoning District in Brown Township. The property owners are Jon Horner and Jeffrey Yonavick. The applicant is requesting a Variance from the side yard setback of the western property line. The property is located on Tax Parcel #05-161-167 containing approximately .19 acres. The property currently contains a Single-Family Dwelling with two accessory structures. Access is from State RT 44 to the private drive.

**CONCLUSIONS:** General Standards for a Variance are listed in the Lycoming County Zoning Ordinance, Section 10420.

Heather George reviewed the following Communications:

1. Variance & Special Exception Application received, August 22, 2023
2. Notices sent to interested parties: Lycoming County Planning Commission, Lycoming County Commissioners, Brown Township Supervisors, Applicant, Solicitor, Zoning Hearing Board
3. Legal notice published in Sun-Gazette September 12 & September 19, 2023
4. Property posted on September 7, 2023

Heather George read Shannon Rossman's letter at the meeting.

The following are exhibits presented by Heather George:

- Z#1 – Zoning Hearing Packet
- Z#2 – Shannon Rossman’s Letter
- Z#3 – Legal Advertisements
- Z#4 – Property Posting
- Z#5 – Four Photos

DISCUSSION: Chris Logue asked for clarification of the distance of the current building to the property line now. Heather George stated that there has been an update to the original report regarding the side yard setback. We were looking for seventeen feet and are now asking for eight feet of dimensional relief. Fred Holland clarified that it is a request for eight feet of relief so it will be twelve feet from the property line. David Hubbard stated that Heather George had found during her research that the development for the Herod Farm Road and that development somehow was slid into the (CS) Countryside zoning district and should be in the (RC) Rural Center zoning district. This isn’t the first variance we had done in that area and is something that will be addressed in the new Ordinance. The neighborhood should be (RC) Rural Center and if that was the case we wouldn’t be here requesting a Variance. Jon Horner presented his case stating the well house on his property was a shared well and now serves his neighbors, it is in the Deed and didn’t require a setback. The addition is to create more living space, the current square footage is only 480 square feet. The existing deck will be removed and the addition will only encroach the neighbors an additional two feet. Logue asked for (RC) setbacks and David stated that they are, depending on the lot size, eight feet on one side and eighteen over all, depending on septic and water. Chris Logue asked if the cabin is used for personal use or if it is for rental (Airbnb). Jon Horner stated that it is personal use only, no rentals.

Mr. Holland stated the consensus of the board is that Variance should be granted without any conditions. Chris Logue motioned to approve, Leslie Whitehill second the motion. Motion carried.

**V. ACTION ITEMS - None**

**VI. ADJOURNMENT**

Meeting adjourned at 6:36 PM  
Respectfully submitted,

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Sherrie Hook, Recording Secretary

\_\_\_\_\_  
Bill Klein, Chairman

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

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