

**xZONING HEARING BOARD  
SOUTH LONDONDERRY TOWNSHIP  
20 WEST MARKET STREET/PO BOX 3  
CAMPBELLTOWN, PA 17010-0003**

**March 28, 2017**

**Opening Ceremonies and Introduction-** The meeting was called to order at 7:00 PM by Wertz followed by the Pledge of Allegiance.

**The following members were present:**

John Horstick  
William Wertz  
Jeremiah Harris  
Anthony Nestico, Solicitor

**Reorganization:** A motion by to appoint officers as Horstick as Chairman, Wertz as Vice-Chairman and Harris as secretary. Motion carried.

**2017-1-ZHB – Hostetter:** Application of Dustin Hostetter gave testimony, with regard to property located at 601 Saddle Road, Palmyra, South Londonderry Township, Lebanon County. The property is located in the Low Density Residential zoning district. The Applicant requests variances from Zoning Ordinance §210.B regarding permitted uses, specifically fences; from Zoning Ordinance §434.B, regarding the permitted height of a fence; and from Zoning Ordinance §113, regarding yard area definitions. The applicant proposes installation of a FIFTY FOUR (54) inch tall fence on the property to encroach to within SIX (6) feet from the sidewalk adjacent to the property.

A motion by Wertz second by Harris to grant the variance with the following conditions:

1. The Applicants' request for a variance from §210, regarding fences within the Low Density Residential Zone subject to the provisions of §434.B, is **GRANTED**. The applicant may install the fence with a height of 54 inches.
2. The applicant's request for a variance from §110 regarding the definition of a "front yard," is **DENIED**.
3. No vegetative screening may be planted within 5 foot of the fence on the Bridle Avenue side of the property.
4. The applicant shall install a fence identical to the sample provided to the Board during the hearing of this matter. It shall be an iron, flat top, picket body style fence, which allows visibility through the fence.

There was not public comment. Motion carried.

**2017-2-ZHB -Tshudy:** Application of Sandy Tshudy, property located at 2828 Horseshoe Pike, Campbelltown. The property is located in the Village Commercial zoning district. The Applicant requests a variance from Zoning Ordinance §322.C.30, which permits electronic digital, lighted displays in only the HC and LI Zoning Districts. The applicant proposes to replace an existing, four (4) foot by eight (8) foot manually changeable, unattached ground sign with a digital electric sign measuring TWENTY ONE (21) inches by SIXTY FIVE (65) inches

that will be attached to the building on the premises. Orbin Swisshelm gave testimony. The proposed sign is 21 inches high by 65 inches wide.

A motion by Wertz second by Horstick to grant the variance with the following condition:

1. The applicant shall install a sign identical in size and appearance to the sample provided to the Board during the hearing of this matter.
2. Any violation of any conditions set forth shall be treated as a violation of the Ordinance and shall be subject to the same enforcement provisions.
3. The Ordinance 322.C.30 contains a series of standards applicable to LED electronic digital signs. The applicant shall comply with each standard set forth in that section of the Ordinance.

There was no public comment. Motion carried.

**Adjournment:** There being no business to attend to, a motion by Wertz second by Harris to adjourn

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Jenna Seesholtz, Manager, Secretary/Treasurer