

NEW HOLLAND ZONING HEARING BOARD
RECORD OF HEARING
APRIL 25, 2016

The New Holland Zoning Hearing Board met on Monday, April 25, 2016, 7 p.m. in Borough Hall. Members present were: Chairman W. Fred Brownlee and Vice-Chairman Donald L. Welsh. Member Charlene B. Richardson was absent. Also present were Borough Zoning Officer J. Richard Fulcher and Applicant Nicole R. Houck. Others in attendance were Jared Houck, Dennis Burkholder and Jen Burkholder.

Chairman Brownlee opened the meeting and took the Roll of Board members present. Chairman W. Fred Brownlee and Vice-Chairman Donald L. Welsh were present. Member Charlene B. Richardson was absent.

Chairman Brownlee called for the election of Chairman and Vice-Chairman.

Donald Welsh moved that the current Chairman Fred Brownlee be re-elected Chairman and Charlene Richardson be elected as Vice-Chairman. Fred Brownlee seconded the nominations. There being no further nominations, Fred Brownlee was elected Chairman and Charlene Richardson Vice-Chairman.

Donald Welsh made the motion that the Record of Hearing from the Board's Hearing of September 22, 2014 be approved as prepared by the Zoning Officer. This was seconded by Fred Brownlee and passed.

Chairman Brownlee then reviewed the purpose and procedures of the Zoning Hearing Board. He announced that there is one case to be heard this evening. This case, number 459-4-16, is the request for a Special Exception for the in-home occupation of hairdresser, at 42 North Kinzer Avenue. This property is in the Borough's R-1 Zoning District.

Chairman Brownlee opened the Hearing portion of the meeting. He then affirmed/sworn-in the following persons for testimony: Zoning Officer Richard Fulcher and Applicant Nicole R. Houck.

Nicole Houck then testified that her request to the Board is for a Special Exception to allow the customary home occupation of a hair salon at 42 North Kinzer Avenue, New Holland Borough, which is owned by herself and her husband.

Zoning Officer Fulcher testified that the request for the Special Exception for a hair salon at 42 North Kinzer Avenue requires a Hearing before the Zoning Board under Sections 1607.1 and 1607.2 of the Borough's Zoning Ordinance. The property is in the Borough's R-1 Zoning District. The hearing was properly advertised, the property posted and the adjoining neighbors notified of the request and Hearing. Nicole Houck has provided a number of Exhibits, A through J, with Exhibit J made up of four pages.

Chairman Brownlee acknowledged and accepted the Exhibits as part of the case information. He then requested Nicole Houck to provide further testimony.

Nicole Houck stated the proposed hair salon will have two chairs, one a wash station, one a drying station. There is to be an ADA qualified bathroom in the salon also. These can be seen on Exhibit A. She will refer to numerous other Exhibits with other items. Exhibit B shows the addition to the existing parking area which is a separate location, in front of the existing garage, on the west end of the lot. This will provide two off-street parking spaces and the garage will not be needed when the shop is open. Patrons parking there would walk the short distance along the existing sidewalk on John Street, along the south side of the house to enter by the new walkway from the sidewalk, to the salon entrance. Exhibit A shows the detail of the proposed new addition to the house for the salon. State regulations call for a separate area for such a salon. The size of the proposed addition is shown on Exhibit B, and is to be 15' x 35'. This meets the Borough's zoning requirements.

Fred Brownlee inquired if the two off-street parking spaces block each other in.

Nicole Houck stated they do not; each has its own access off of John Street.

Fred Brownlee stated he is aware of the new walkway light to be added to the entrance walkway, but asked if Nicole knew if there was also a street light in that section of John Street.

Nicole Houck stated there is one on John Street at that location, and there is lighting at the parking area, along the small section of sidewalk being used from the street light and on the new walkway entrance.

Nicole Houck then stated that Exhibit E shows the new light stand to be placed along the shop entrance walkway. The light fixture is to also hold the small sign for the shop, which is shown in Exhibit G. She is aware that the maximum hours

she indicated for her shop to be open, shown on Exhibit F, cannot be added to, but she can do less. She included copies of her Certifications as part of Exhibit J.

Fred Brownlee asked if the Applicant is aware that the planned new addition is required to be built to code, going through the Borough's Building Permit process.

Nicole Houck said she is aware of that.

Fred Brownlee stated he had no further questions.

Donald Welsh stated he thought the Applicant did a good and clear job in the preparation of the Exhibits for the Hearing.

Fred Brownlee then closed the Testimony portion of the Hearing.

Decision:

Donald Welsh made the motion that the request for a Special Exception to allow the customary home occupation of a hairdresser salon at 42 North Kinzer Avenue, New Holland, Pennsylvania, be approved, based on the information, exhibits and testimony provided; and Sections 1607.1 and 1607.2 of the Borough's Zoning Ordinance. This was seconded by Fred Brownlee and approved. The Special Exception was granted.

The meeting adjourned at 7:16 p.m.

June 26, 2017
Date Approved