

Bond Case Briefs

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ZONING - PENNSYLVANIA

Penn Street, L.P. v. East Lampeter Tp. Zoning Hearing Bd.

Commonwealth Court of Pennsylvania - January 29, 2014 - A.3d - 2014 WL 309448

Property owner sought review of decision of township zoning hearing board, rejecting substantive validity challenges to zoning ordinance and zoning map, as well as accompanying request for site-specific relief. The Court of Common Pleas, affirmed. Property owner appealed.

The Commonwealth Court held that:

- Property owner failed to establish improper reverse spot zoning;
- Ordinance limiting development to only one lot per 25 acres on any tract containing more than 10 acres was a proper use of police power to further agricultural property; and
- Property owner failed to establish denial of a fair hearing.