

# **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.