

# PENN TOWNSHIP ZONING HEARING BOARD

## AGENDA

**TUESDAY, AUGUST 10 @ 7:00 P.M.**

1. Call to order
2. Roll call
3. Review and approve/disapprove July 13, 2021 minutes
4. Review and approve/disapprove the following zoning appeals:

**ZHB21-012 John T. & Darlene L. Ruhlman**, 8017 Gnatstown Road, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk Regulations), 303.1 (Off Street Parking), Section 303.2 (Parking Space Dimensions) in order to create Residential lots that do not comply with the current standards set forth in these sections of the zoning ordinance. The property is located at 1593 Baer Avenue in the R-8 zone. **The applicant withdrew the current zoning application on July 23, 2021.**

**ZHB21-15-Tom Reeves**, 1066 Beck Mill Road, Hanover, PA 17331. Applicant is requesting a variance to Section 310 (Number of Principal uses on a Lot) in order to construct a new manufactured home that exceeds the number of Principal Uses on a lot. The property is located at 1066 Beck Mill Road in the R-22 zone. **The applicant requested to table until the Planning meeting in August.**

**ZHB21-18 High Pointe LLC**, 4175 Hanover Pike, Manchester, MD 21102. The applicant is requesting a variance under Section 300.3 (Fences and Walls) in order to construct a fence on two building lots that extends the front yard area. The property is located at 45 and 50 Cornell Drive in the R-C zone.

**ZHB21-19 Orbis & Alexandria Lopez**, 519 Meade Avenue, Hanover, PA 17331. The applicant is requesting a special exception under Section 202.2 (Uses by Special Exceptions) in order to operate a hair salon and a variance under Section 618F (No sale of goods or merchandise shall occur on the premises, other than those goods or merchandise that are produced on the premises). The property is located at 519 Meade Avenue in the R-8 zone.

**ZHB21-20 Judy Chamberlain**, 222 Moore Drive, Hanover, PA 17331. The applicant is appealing the conditions of special exceptions under Section 618 (Home Occupation) to extend the days allowed to operate business. The property is located at 222 Moore Drive in the R-15 zone.

**ZHB21-21 Richard Payne**, P.O. Box 845, Manchester, MD 21102. The applicant is requesting a variance to Section 202.3 (Area and Bulk Regulations) in order to add an addition to the existing residence that will extend into the front setbacks. The property is located at 126 Fair Avenue in the R-8 zone.

**ZHB21-22 Stryten Manufacturing**, 3700 Mansell Road, Suite 400, Alpharetta, Georgia 30022. The applicant is requesting a variance to Section 209.3 (Area and Bulk Regulations) in order to install two silos that exceed the maximum height restrictions. The property is located at 14 Barnhart Drive in the Industrial zone.

**ZHB21-23 Dean & Lori Garrett**, 300 Park Heights Boulevard, Hanover, PA 17331. The applicant is requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to construct a roof over an existing patio that extends into the rear setbacks. The property is located at 300 Park Heights Boulevard, Hanover, PA 17331 in the R-15 zone.