

# PENN TOWNSHIP ZONING HEARING BOARD

## AGENDA

TUESDAY, JULY 13 @ 7:00 P.M.

1. Call to order
2. Roll call
3. Review and approve/disapprove June 8, 2021 minutes
4. Review and approve/disapprove the following zoning appeals:

**ZHB21-011** Douglas B. Klunk, 45 Northview Drive, Hanover, PA 1731.

Applicant is requesting a variance to Section 300.9 (Utility sheds/gazebos) in order to put a second utility shed on the rear of the property. The property is located at 45 Northview Drive in the R-15 zone.

**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 requested to table until Planning Commission meeting in August.**

**ZHB21-14-Paul & Megan Blevins,** 220 Oak Hill Circle, Hanover, PA 17331. Applicant is requesting a Special Exception under Section 623 (Livestock kept for personal use) and a variance to Section 623(b,c,d,e) (Livestock and Poultry kept for personal use) in order to have livestock on lot area that does not meet the lot area requirements of five (5) acres minimum. The property is located at 220 Oak Hill Circle in the R/C zone.

**ZHB21-15-Tom Reeves,** 1066 Beck Mill Road, Hanover, PA 17331. Applicant is requesting a Special Exception 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.

**ZHB21-16-Rene Rodgers,** 54 Red Rock Run, Hanover, PA 17331. Applicant is requesting a variance to Section 204.3 (Area and Bulk Regulations) in order to construct a pool that encroaches into the rear setback requirements and Section 300.9 (d) (Utility Sheds and Gazebos) in order to construct a second shed on the rear property that exceeds the number of utility sheds permitted. The property is located at 54 Red Rock Run in the R-22 zone.

**ZHB21-17-Cody Bentzel,** 1045 Bair Road, Hanover, PA 17331. Applicant is requesting a Special Exception to Section 407.2 (Expansion and Alteration) in order to expand existing nonconforming building. The property is located at 934 Baltimore Street in the HB zone.