

Penn Township Zoning Hearing Board

Minutes for Tuesday, November 12, 2019

The Penn Township Zoning Hearing Board met on Tuesday, November 12, 2019, at 7:00 p.m. to hear one request.

The meeting was called to order and roll call was taken and members present were as follows: William Woodward, Chairman; Pamela Berlingo, Member; Larry Smith, Member; and William Gill, Member. Harold Mack, Vice Chairman, was absent without notice. Also present was Charles Rausch, Esquire, solicitor to the Zoning Hearing Board; and Robert Smith, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Pamela Berlingo made a motion to approve the Minutes from October 8, 2019. The motion was second by Larry Smith and approved unanimously.

ZHB19-24 – American Home Contractors, LLC, Ronald Carter, 416 Glenville Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to operate an Airbnb. The property is located at 792/794 Baltimore Street in the H/B zone.

Larry Smith made a motion to deny the special exception in that

the burden of proof has not been established by the Applicant to determine that the proposed use meets the criteria and will not be detrimental to the public health, safety, and welfare of the neighborhood. Further, the Applicant has not met the standards of Section 503.3 subsection (b)(2), the proposed use shall not injure or detract from the use or enjoyment or character of adjoining or nearby properties; and (3), the proposed use shall not substantially change the character of the subject property's neighborhood and shall meet the requirements of the district in which it lies. Pam Berlingo second the motion and it was denied by a 3 to 1 vote with William Gill dissenting.

The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Christine Myers, RPR