

Penn Township Zoning Hearing Board

Minutes for Tuesday, March 10, 2020

The Penn Township Zoning Hearing Board met on Tuesday, March 10, 2020, at 7:00 p.m. to hear five requests.

The meeting was called to order and roll call was taken and members present were as follows: William Gill, Acting Chairman; Pamela Berlingo, Member; Larry Smith, Member; and Ronald Fanelli, alternate member. William Woodward was absent with notice. Also present was Charles Rausch, Esquire, solicitor to the Zoning Hearing Board; and Robert Smith, Zoning Officer.

Pam Berlingo made a motion to nominate William Gill as Vice Chairman. The motion was second by Larry Smith and it was passed unanimously.

All properties were properly advertised and posted and all legal notices properly published. Pam Berlingo made a motion to approve the Minutes from January 14, 2020. The motion was second by Larry Smith and approved unanimously.

ZHB20-01 – The Markets of Hanover, 1649 Broadway, Hanover, PA 17331. Applicant is requesting a special exception to Section 201.2 (Use Regulations) in order to operate a brew pub. The property is located at 1649

Broadway in the S/C zone.

Larry Smith made a motion to approve the special exception in that it is compatible to the uses in the district and because it meets the standards for Sections 207.2, 201.2, the uses not provided for and Section 503.3. Pam Berlingo second the motion and it was approved unanimously.

ZHB20-02 – Edward Gonzales, 27 Eastwood Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk Regulations) in order to construct two single family houses. The property is located at 517 Meade Avenue in the R-8 zone.

Larry Smith made a motion to approve the variance and allow two, 60-foot wide lots because it meets the standards for Section 202.2 and 502.3. Pam Berlingo second the motion and it was approved by a 3 to 1 vote.

ZHB20-03 – Nicole Kitzman, 4104 Chestnut Street, Fairfax, VA 22030. Applicant is requesting a special exception to Section 322 (Uses not provided for) in order to operate a short-term rental. The property is located 216 Park Heights Blvd. in the R-15 zone.

Applicant asked for an extension.

ZHB20-04 – Octagon Rentals, LLC, 515 Penn Street, Hanover, PA 17331. Applicant is requesting a variance to Section 306 (Access Drives), 628

b) & d) (Multi-Family Dwelling), a special exception to Section 628 (Multi-Family) and an interpretation of Section 103 (Definitions) in order to construct multi-family dwellings (3 units). The property is located at 300 John Street in the R-8 zone.

Applicant requested a continuance until the April zoning hearing.

ZHB20-05 – John Meckley, 10 Baugher Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct an addition that encroaches into the side setback. The property is located at 10 Baugher Drive in the R-15 zone.

Larry Smith made a motion to approve the variance for the side and rear setback to 203.3 in that it meets the standards for Section 502.3. Pam Berlingo second the motion and it was approved unanimously.

ZHB19-07 – Maitland Investment Corporation requested an extension of their special exception for an additional 6 months, until October 10, 2020. Larry Smith made a motion to grant the extension for one year. Pam Berlingo second the motion and it was approved unanimously.

The meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

Christine Myers, RPR