

Penn Township Zoning Hearing Board

Minutes for Tuesday, January 12, 2021

The Penn Township Zoning Hearing Board met by Zoom on Tuesday, January 12, 2021, at 7:00 p.m. to hear two requests.

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

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

Larry Smith made a motion to nominate Ronald Fanelli as Vice Chairman. The motion was second by Pamela Berlingo and passed unanimously.

All properties were properly advertised and posted and all legal notices properly published, including the Zoom notice and link posted on the Penn Township website. Pamela Berlingo made a motion to approve the Minutes from November 10, 2020. The motion was second by William Gill and approved unanimously.

ZHB20-16 – Clover Lane Development, LP, 160 Ram Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to create a subdivision plan that does not meet the lot width requirements. The property is located at 310 Clover Lane in the R-15 zone.

Larry Smith made a motion to approve the variance to Section 203.3 because it meets the standards for Section 502.3 Standards for a Variance. Ronald Fanelli second the motion and it was approved by a vote 4 to 1 with William Woodward dissenting.

ZHB20-17 – Charles A. Thompson, Jr., 165 Windsor Court, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to construct a deck that encroaches into the rear setback requirements. The property is located at the rear of 165 Windsor Court in the R-15 zone.

Larry Smith made a motion to approve the variance to Section 203.3 because it meets the standards for Section 502.3 Standards for a Variance. Pamela Berlingo second the motion and it was approved unanimously.

The meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Christine Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, February 9, 2021

The Penn Township Zoning Hearing Board met by Zoom on Tuesday, February 9, 2021, 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: Pamela Berlingo, Chairman; Ronald Fanelli, Vice Chairman; William Gill, Member; and Larry Smith, Member. Also present was Shane Rohrbaugh, 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, including the Zoom notice and link posted on the Penn Township website. Larry Smith made a motion to approve the Minutes from January 12, 2021. The motion was second by William Gill and approved unanimously.

ZHB21-01 – Don and Sherri Breach, 112 Hirtland Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to construct a carport that does not meet the setback requirements. The property is located at 112 Hirtland Avenue in the R-15 zone.

Larry Smith made a motion to approve the variance to Section

203.3 because it meets the standards for Section 502.3 Standards for a Variance.

William Gill second the motion and it was approved unanimously.

The meeting was adjourned at 7:35 p.m.

Respectfully Submitted,

Christine Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, March 9, 2021

The Penn Township Zoning Hearing Board met by Zoom on Tuesday, March 9, 2021, 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: Pamela Berlingo, Chairman; Ronald Fanelli, Vice Chairman; William Gill, Member; and Troy Thompson, member. Larry Smith was absent without notice. Also present was Shane Rohrbaugh, 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, including the Zoom notice and link posted on the Penn Township website. William Gill made a motion to approve the Minutes from February 9, 2021. The motion was second by Ronald Fanelli and approved unanimously.

ZHB21-02 – Robert Higgs, 612 Bankert Road, Hanover, PA 17331. Applicant is requesting a variance to Section 205.3 (Area and Bulk Regulations) in order to construct a garage addition that does not meet the setback requirements. The property is located at 612 Bankert Road in the R-40 zone.

Ronald Fanelli made a motion to approve the variance to Section 205.3 because it meets the standards for Section 502.3 Standards for a Variance. William Gill second the motion and it was approved unanimously.

The meeting was adjourned at 7:25 p.m.

Respectfully Submitted,

Christine Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, April 13, 2021

The Penn Township Zoning Hearing Board met by Zoom on Tuesday, April 13, 2021, 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: Ronald Fanelli, Acting Chairman; Larry Smith, Member; William Gill, Member; and Troy Thompson, member. Pamela Berlingo was absent with notice. Also present was Shane Rohrbaugh, 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, including the Zoom notice and link posted on the Penn Township website. William Gill made a motion to approve the Minutes from March 9, 2021. The motion was second by Troy Thompson and approved unanimously.

ZHB21-03 – Lance Frederick, 114 Little John Court, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to construct an in ground swimming pool that encroaches into the rear setback requirements. The property is located at 114 Little John Court in the R-15 zone.

Larry Smith made a motion to approve the variance to Section 203.3 because it meets the standards for Section 502.3 Standards for a Variance. William Gill second the motion and it was approved unanimously.

Larry Smith made a motion to grant an extension of an additional 6 months to get the permit and start construction on the in ground pool. William Gill second the motion and it was approved unanimously.

The meeting was adjourned at 7:25 p.m.

Respectfully Submitted,

Christine M. Myers, RPR



Penn Township Zoning Hearing Board

Minutes for Tuesday, May 11, 2021

The Penn Township Zoning Hearing Board met on Tuesday, May 11, 2021, at 7:00 p.m. to hear six requests.

The meeting was called to order and roll call was taken and members present were as follows: Pamela Berlingo, Chairman; Ronald Fanelli, Vice Chairman; Larry Smith, Member; William Gill, Member; and Troy Thompson, member. Also present was Shane Rohrbaugh, 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. Ronald Fanelli made a motion to approve the Minutes from April 13, 2021. The motion was second by Larry Smith and approved unanimously.

ZHB21-04 – Anthony Clouser, 361 Jasmine Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to replace existing shed that encroaches into the rear setback requirements. The property is located at 361 Jasmine Drive in the R-15 zone.

Larry Smith made a motion to approve the variance to Section

203.3 because it meets the standards for Section 502.3 Standards for a Variance. William Gill second the motion and it was approved unanimously.

ZHB21-05 – Wesley Sensenig, 6999 Cannery Road, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk Regulations) in order to convert a building to a single-family semi-detached dwelling that does not meet minimum setback requirements. The property is located at 10 Westminster Avenue in the R-8 zone.

Larry Smith made a motion to table this application until June 13 meeting to allow Planning Commission to have their review and submit a recommendation. Ronald Fanelli second the motion and it was approved by a vote 4 to 1 with William Gill dissenting.

ZHB21-06 – Nathan & Shawna Kinard, 305 Fulton Street, Hanover, PA 17331. Applicant is requesting a special exception under Section 634 (Replacement of nonconformity by another nonconformity) in order to construct and operate a Personal Training Facility. The property is located at 503 Meade Avenue in the R-8 zone.

Larry Smith made a motion to approve the special exception to Section 634 because it meets the standards for Section 503.3 Standards for a Special Exception. Ronald Franelli second the motion and it was approved by a vote 4 to 1

with William Gill dissenting.

ZHB21-07–Mildred Homa, 2520 Brookfield Avenue, Baltimore, MD 21217. Applicant is requesting a special exception to Section 322 (Uses not provided for) in order to operate an Air BNB Rental. The property is located at 2 Partridge Court in the R-15 zone.

This application has been withdrawn.

ZHB21-09 – Anita Ritter, 1221 Brian Lane, Hanover, PA 17331. Applicant is requesting a special exception to Section 611 (Conversion of dwelling for additional family members) in order to construct an in-law suite. The property is located at 1221 Brian Lane in the R-22 zone.

Larry Smith made a motion to approve the special exception to Section 611 because it meets the standards for Section 503.3 Standards for a Special Exception. William Gill second the motion and it was approved unanimously.

ZHB21-10 – Kenneth Todd Warner, 1059 Friar Run, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to construct a deck that would encroach into the rear setback requirements. The property is located at 1059 Friar Run in the R-15 zone.

Larry Smith made a motion to approve the variance to Section 203.3 because it meets the standards for Section 502.3 Standards for a Variance.

Ronald Fanelli second the motion and it was approved unanimously.

The meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Christine M. Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, June 8, 2021

The Penn Township Zoning Hearing Board met on Tuesday, June 8, 2021, at 7:00 p.m. to hear four requests.

The meeting was called to order and roll call was taken and members present were as follows: Pamela Berlingo, Chairman; Ronald Fanelli, Vice Chairman; Larry Smith, Member; William Gill, Member; and Troy Thompson, member. 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. Ronald Fanelli made a motion to approve the Minutes from May 11, 2021. The motion was second by Larry Smith and approved unanimously.

ZHB21-05 – Wesley Sensenig, 6999 Cannery Road, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk Regulations) in order to convert a building to a single-family semi-detached dwelling that does not meet minimum setback requirements. The property is located at 10 Westminster Avenue in the R-8 zone.

Larry Smith made a motion to disapprove the variance to Section 202.3 and 502.3 because the scale of residential use would be detrimental to the neighborhood. Ronald Fanelli second the motion and it was disapproved by a vote of 4 to 1 with William Gill dissenting.

ZHB21-011 – Douglas B. Klunk, 45 Northview Drive, Hanover, PA 17331. 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.

Applicant made a request in writing to table the application until July of 2021 Zoning Hearing Board meeting.

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.

Larry Smith made a motion to approve the Applicant's verbal request for continuance until July of 2021 Zoning Hearing Board meeting. William Gill second the motion and it was approved unanimously.

ZHB21-013 – Connie McNeil, 1112 Cobblestone Court, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to construct a garage that would encroach into the side setback regulations. The property is located at 1112 Cobblestone Court in the R-15 zone.

Larry Smith made a motion to approve the variance to Section 203.3 because it meets the standards for Section 502.3 Standards for a Variance. William Gill second the motion and it was approved unanimously.

The meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Christine M. Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, July 13, 2021

The Penn Township Zoning Hearing Board met on Tuesday, July 13, 2021, at 7:00 p.m. to hear six requests.

The meeting was called to order and roll call was taken and members present were as follows: Pamela Berlingo, Chairman; Ronald Fanelli, Vice Chairman; Larry Smith, Member; William Gill, Member; and Troy Thompson, member. Also present was Shane Rohrbaugh, 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. William Gill made a motion to approve the Minutes from June 8, 2021. The motion was second by Ronald Fanelli and approved unanimously.

ZHB21-011 – Douglas B. Klunk, 45 Northview Drive, Hanover, PA 17331. 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.

Larry Smith made a motion to approve the variance because it



meets the standards for Section 502.3 Standards for a Variance. Troy Thompson second the motion and it was approved by a vote of 3 to 2 with Ronald Fanelli and William Gill dissenting.

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.

Larry Smith made a motion to approve the Applicant's request for continuance until August of 2021 Zoning Hearing Board meeting. Ronald Fanelli second the motion and it was approved by a vote of 4 to 1 with William Gill dissenting.

ZHB21-014 – Paul & Megan Blevins, 220 Oak Hill Circle, Hanover, PA 17331. Applicant is requesting a Special Exception to 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.

Troy Thompson made a motion to disapprove the variance and special exception because of the size of the property. Pam Berlingo second the motion and the Applicant's request was disapproved by a vote of 4 to 1 with Larry Smith dissenting.

ZHB21-015 – 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.

Pam Berlingo made a motion to approve the Applicant's request for continuance until August of 2021 Zoning Hearing Board meeting. Ronald Fanelli second the motion and it was approved by a vote of 4 to 1 with William Gill dissenting.

ZHB21-016 – 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.

Larry Smith made a motion to approve the variance because it meets the standards for Section 502.3 Standards for a Variance. Troy Thompson second the motion and it was approved by a vote of 3 to 2 with Ronald Fanelli and William Gill dissenting.

ZHB21-017 – 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.

Larry Smith made a motion to approve the special exception because it meets the standards for Section 503.3 Standards for a Special Exception on the condition the applicant combining the two parcels into one. William Gill second the motion and it was approved unanimously.

The meeting was adjourned at 9:00 p.m.

Respectfully Submitted,

Christine M. Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, August 10, 2021

The Penn Township Zoning Hearing Board met on Tuesday, August 10, 2021, at 7:00 p.m. to hear eight requests.

The meeting was called to order and roll call was taken and members present were as follows: Pamela Berlingo, Chairman; Ronald Fanelli, Vice Chairman; Larry Smith, Member; William Gill, Member; and Troy Thompson, member. 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. Larry Smith made a motion to approve the Minutes from July 13, 2021. The motion was second by Ronald Fanelli and approved unanimously.

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 request.

ZHB21-015 – 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.

Larry Smith made a motion to approve the Applicant's request for special exception in that it meets the requirements under Section 503.3 with the condition within 120 days of the in-laws (maximum 2 people) no longer living in the manufactured home, that the home either be removed or moved to where the principal structure is now located. Troy Thompson second the motion and it was approved by a vote of 4 to 1 with William Gill dissenting.

ZHB21-018 – High Pointe, LLC, 4175 Hanover Pike, Manchester, MD 21102. Applicant is requesting a variance to 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.

Larry Smith made a motion to approve the variance in that it

meets the standards for Section 502.3, specifically lots 112 and 113 because of the environmental features. Ronald Fanelli second the motion and it was passed unanimously.

ZHB21-019 – Orbis & Alexandria Lopez, 519 Meade Avenue, Hanover, PA 17331. Applicant is requesting a special exception under Section 202.2 (Uses by Special Exception) 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.

Larry Smith made a motion to approve the variance and special exception because it meets the standards for Section 502.3 and 503.3. Pamela Berlingo second the motion and it was approved unanimously.

ZHB21-020 – Judy Chamberlain, 222 Moore Drive, Hanover, PA 17331. Applicant is appealing the conditions of the Special Exception 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.

Larry Smith made a motion to approve the amendment with the condition that the proposed hours would be accepted, except no customers coming to the shop on Sunday. Troy Thompson second the motion and it was approved by

a vote of 3-2 with Pamela Berlingo and Ronald Fanelli dissenting.

ZHB21-021 – Richard Payne, P.O. Box 845, Manchester, MD 21102. 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 yard setbacks. The property is located at 126 Fair Avenue in the R-8 zone.

Larry Smith made a motion to approve the variance because it meets the standards for Section 502.3 Standards for a Variance. Pamela Berlingo second the motion and it was approved unanimously.

ZHB21-022 – Stryten Manufacturing, 3700 Mansell Road, Suite 400, Alpharetta, Georgia 30022. 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.

Larry Smith made a motion to approve the variance because it meets the standards for Section 502.3 Standards for a Variance. Ronald Fanelli second the motion and it was approved unanimously.

ZHB21-023 – Dean & Lori Garrett, 300 Park Heights Boulevard, Hanover, PA 17331. 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 in the R-15 zone.

Larry Smith made a motion to approve the variance because it meets the standards for Section 502.3 Standards for a Variance. Pamela Berlingo second the motion and it was approved by a vote of 4 to 1 with William Gill dissenting.

The meeting was adjourned at 10:30 p.m.

Respectfully Submitted,

Christine M. Myers, RPR



Penn Township Zoning Hearing Board

Minutes for Tuesday, September 14, 2021

The Penn Township Zoning Hearing Board met on Tuesday, September 14, 2021, at 7:00 p.m. to hear three requests.

The meeting was called to order and roll call was taken and members present were as follows: Pamela Berlingo, Chairman; Ronald Fanelli, Vice Chairman; Larry Smith, Member; William Gill, Member; and Troy Thompson, member. Also present was Shane Rohrbaugh, 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. Larry Smith made a motion to approve the Minutes from August 10, 2021. The motion was second by Ronald Fanelli and approved unanimously.

ZHB21-024 – Bret Horn, 177 Pheasant Run Lane, Hanover, PA 17331. Applicant is requesting a variance to Section 300.8 (Swimming Pools/Garden Pools) in order to place a swimming pool that extends into the rear setbacks. The property is located at 177 Pheasant Run Lane in the R-15 zone.

Larry Smith made a motion to approve the Applicant's request for a variance in that it meets the requirements under Section 502.3. Ronald Fanelli second the motion and it was approved unanimously.

ZHB21-025 – Lana and Lois Bittle, 131 Hufnagle Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 300.9 (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 131 Hufnagle Drive in the R-8 zone.

Larry Smith made a motion to approve the variance in that it meets the standards for Section 502.3. William Gill second the motion and it was approved unanimously.

ZHB21-026 – Carroll County Christian Center, P.O. Box 127, Upperco, MD 21155. Applicant is requesting a variance under Section 207.3 (Area and Bulk Regulations) because the existing lot width does not meet the minimum regulations of 100 feet. The property is located at 889 Baltimore Street, Hanover, PA 17331 in the S/C zone.

Larry Smith made a motion to approve the variance in that it meets the standards for Section 502.3. Ronald Fanelli second the motion and it was approved unanimously.

The meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Christine M. Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, October 12, 2021

The Penn Township Zoning Hearing Board met on Tuesday, October 12, 2021, 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: Pamela Berlingo, Chairman; Ronald Fanelli, Vice Chairman; Larry Smith, Member; William Gill, Member; and Troy Thompson, member. Also present was Shane Rohrbaugh, 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. William Gill made a motion to approve the Minutes from September 14, 2021. The motion was second by Ronald Fanelli and approved unanimously.

ZHB21-027 – Richard & Vickie Monsell, 615 Black Rock Road, Hanover, PA 17331. Applicant is requesting a variance to Section 300.8 (Swimming Pools/Garden Pools), in order to construct an above ground swimming pool that extends into the rear setbacks. The property is located at 615 Black Rock Road in

the R-15 zone.

Larry Smith made a motion to approve an extension to the December meeting. Ronald Fanelli second the motion and it was approved by a 4 to 1 vote with William Gill dissenting.

The meeting was adjourned at 7:20 p.m.

Respectfully Submitted,

Christine M. Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, November 9, 2021

The Penn Township Zoning Hearing Board met on Tuesday, November 9, 2021, 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: Ronald Fanelli, Acting Chairman; William Gill, Member; and Troy Thompson, Member. Larry Smith was absent with notice. Pamela Berlingo will be arriving at the conclusion of a separate meeting in Penn Township. Also present was Shane Rohrbaugh, 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. William Gill made a motion to approve the Minutes from October 12, 2021. The motion was second by Troy Thompson and approved unanimously.

ZHB21-028 – William M. Shupe, 11 Valley View Road, Hanover, PA 17331. Applicant is requesting a variance to the definition of an accessory structure in order to construct an additional accessory structure on a

property without a principle use. The property is located at 11 Valley View Road in the R-15 zone.

William Gill made a motion to approve the variance in that it meets the standards for Section 502.3 with the condition that the driveway not exceed 24 feet in width. Troy Thompson second the motion and it was approved unanimously.

ZHB21-029 – Jeff Warehime, 6840 Laurel Summit Drive, Hanover, PA 17331. Applicant is requesting a variance under Section 300.3 (Fences and Walls) in order to erect a fence in the front yard that exceeds the permitted height of three feet. Applicant is also appealing the determination of the zoning officer of the front yard area. The property is located at 382 High Rock Road in the RC zone.

William Gill made a motion to deny the appeal and accept the definition of the front yard. Troy Thompson second the motion and it was approved unanimously.

William Gill made a motion to approve the variance in that it meets the standards for Section 502.3. Troy Thompson second the motion and it was approved unanimously

ZHB21-030 – Erik & Mary Zaleskiewicz, 1185 Pearl Drive, Hanover, PA 17331. Applicant is requesting a variance under Section 300.3 (Fences

and Walls) in order to erect a fence in the front yard area that exceeds the permitted height of three feet. The property is located at 1185 Pearl Drive in the R-22 zone.

William Gill made a motion to approve the variance in that it meets the standards for Section 502.3. Troy Thompson second the motion and it was approved unanimously.

ZHB21-031 – GHI Engineers and Surveyors (Representing Arcland Acquisition Company, LLC), 213 Carlisle Street, Hanover, PA 17331. Applicant is requesting a special exception under Section 207.2 (Use by Special Exception) in order to convert an existing building and add an additional building for mini storage warehouses. The property is located at 1049 Baltimore Street in the SC zone.

William Gill made a motion to approve the special exception in that it meets the standards for Section 503.3. Troy Thompson second the motion and it was approved unanimously.

(Pamela Berlingo is now a participating member of the Board.)

ZHB21-003 – Lance Frederick, 114 Little John Court, Hanover, PA 17331. Applicant is requesting an extension on the approved variance for the inground pool to extend the deadline from April 2022 to October 2022 due to product shortage.



William Gill made a motion to approve the applicant's request for an extension of the variance to October 2022 and also request that the pool installer provide to the zoning officer written notification of the circumstances. Troy Thompson second the motion and it was approved unanimously.

The meeting was adjourned at 9:20 p.m.

Respectfully Submitted,

Christine M. Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, December 14, 2021

The Penn Township Zoning Hearing Board met on Tuesday, December 14, 2021, at 7:00 p.m. to hear two requests.

The meeting was called to order and roll call was taken and members present were as follows: Pamela Berlingo, Chairman; Ronald Fanelli, Vice Chairman; William Gill, Member. Troy Thompson and Larry Smith were absent with notice. Also present was Shane Rohrbaugh, 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. William Gill made a motion to approve the Minutes from November 9, 2021. The motion was second by Ronald Fanelli and approved unanimously.

ZHB21-032 – Martin, Garcia and Barajas, Blanca, 299 Wirt Avenue, Rear, Hanover, PA 17331. Applicant is requesting a special exception under Section 407.2 (Expansion and Alteration) in order to demolish the existing dealership and construct a new building with a residence above. The property is

located at 299 Wirt Avenue, Hanover, PA in the R-8 zone.

Pamela Berlingo made a motion to approve the special exception. Ronald Fanelli second the motion and it was approved by a vote of 2 to 1 with William Gill dissenting.

ZHB21-33 – DuPhily, Robert, 534 Laurence Drive, Hanover, PA 17331. Applicant is requesting a special exception under Section 407.3 (Replacement) in order to convert an existing TV repair shop & music store into a construction company sales office. Applicant is also requesting a variance under Section 303 (Off-Street Parking Requirements). The property is located at 10 Westminster Avenue, Hanover, PA in the R-8 zone.

Ronald Fanelli made a motion to approve the special exception in that it meets the standards for Section 503 and also to approve the variance in that it meets the standards for Section 502 with the condition that there be a minimum of 10 parking spaces. Pamela Berlingo second the motion and it was approved by a vote of 2 to 1 with William Gill dissenting.

The meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Christine M. Myers, RPR