

PENN TOWNSHIP
ZONING HEARING BOARD

Minutes for January 9, 2007

The Penn Township Zoning Hearing Board met on Tuesday, January 9, 2007, at 7:00 p.m. to hear two requests.

The meeting was called to order and reorganization of the Board was undertaken. David Spector made a motion nominating Timothy Dunn as Chairman. The motion was second by Michael Brown and approved unanimously. David Spector made a motion nominating Donna Scott as Vice Chairman. The motion was second by Michael Brown and approved unanimously.

Roll call was taken and members present were as follows: Timothy Dunn, Chairman; Donna Scott, Vice Chairman; David Spector, Member; and Michael Brown, Member. Also present was John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. David Spector made a motion to approve the Minutes from

December 12, 2006. The motion was second by Michael Brown, and it was approved by a vote 3-0, with Donna Scott abstaining.

Z07-01 - Brian E. Jenkins & Jodi K. Stolz-Jenkins, 132 Pheasant Run Lane, Hanover, PA 17331. The Applicant is requesting a variance to Section 207.2 (use by right) to operate a veterinary clinic. The property is located at 1446 Baltimore Street, Unit G in the S/C zone.

Donna Scott made a motion to approve their request in that it meets standards in Section 502.3 for a variance subsections (c), (d), and (e). The stipulations for this variance is the hours of operation being Monday through Friday 8:00 to 7:00 and Saturday 8:00 to 4:00 as stated and closed Sundays with no emergency operations on the property after hours. There would be no outdoor kenneling of pets, no fencing, no overnight or weekends or whatever of any kenneling whatsoever.

Michael Brown second the motion. The motion was denied with a vote 2-2.

Case is Z07-02, Bon Ton Builders, 1060 Baltimore Street, Hanover, PA 17331. The Applicant requests a variance to Section 208-208.3 (Area and Bulk

Regulations) to construct a multi-family dwelling. The property is located at 735 Frederick Street in the H/B zone.

David Spector made a motion in reference to the plans submitted as Exhibit B is a revision and not a new plan, and, therefore, falls under the old ordinance. Donna Scott second the motion. The motion carried unanimously with a vote 4-0.

The Chairman made a motion for the Board to approve that we ask the solicitor to request an amendment from the Commissioners, which would add a small animal hospital/veterinary clinic to the Shopping Commercial Zone and the Industrial Zone by special exception. Donna Scott second the motion, and it was approved unanimously with a vote 4-0.

David Spector made motion for adjournment at 9:05 p.m. Donna Scott second the motion, and it was approved unanimously with a vote 4-0.

Respectfully Submitted,

Christine M. Myers

Court Reporter

PENN TOWNSHIP
ZONING HEARING BOARD

Minutes for February 13, 2007

The Penn Township Zoning Hearing Board met on Tuesday, February 13, 2007, at 7:00 p.m. to hear two requests.

The meeting was called to order and roll call was taken. Members present were as follows: Timothy Dunn, Chairman; Donna Scott, Vice-Chairman; David Spector, Member; and Michael Brown, Member. Also present was John J. Baranski, Jr., Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. David Spector made a motion to approve the Minutes from January 9, 2007. The motion was second by Michael Brown, and it was approved by a vote 4-0.

Z07-03 - Penn Township fire Department, 20 Wayne Avenue, Hanover, PA 17331. The Applicant is requesting a variance to Section 306.3 (d) (non-residential access driveway) to construct an access

drive that does not meet the requirements. The property is located at Clover Lane adjacent to Narrow Road in the S/C zone.

David Spector made a motion to approve their request in that it meets the requirements of Section 502.3 (a) through (f).

Michael Brown second the motion. The motion carried with of 4-0 vote.

Case is Z07-04, Rodger W. Brooks, 2149 Youngs Road, Hanover, PA 17331. Applicant is requesting a variance to Section 311 (Street Access) due to proposed subdivision of property adjoining South Center Street. The proposed subdivided property will adjoin Crest Avenue which is an undedicated street. The property is located in the R-8 zone.

David Spector made a motion that we deny the application in that it does not meet the standards for a variance Section 502.3 Section (b).

Michael Brown second the motion. The motion carried unanimously with a vote 4-0.

Z07-06 - Wesley L. Sensenig, 6999 Cannery Road, Hanover, Pa 17331. Applicant is requesting a variance to Section 206 (Use Regulations) to operate a retail/wholesale meat and food market, restaurant and

catering business. The property is located at the Parkville Fire Hall on Baltimore Street in the A/O zone.

Jeff Garvick, the manager, sent a letter to Attorney Baranski advising the Board has prepared, reviewed, and advertised for adoption in April an amendment to the Zoning Ordinance to allow animal hospitals and veterinary clinics in the shopping commercial and industrial zone.

Donna Scott made a motion to extend this application until the April, 2007, hearing. David Spector second the motion and it was approved unanimously with a vote 4-0.

Donna Scott made motion for adjournment at 7:55 p.m. Michael Brown second the motion, and it was approved unanimously with a vote 4-0.

Respectfully Submitted,



Christine M. Myers

Court Reporter

CHRISTINE M. MYERS
OFFICIAL COURT REPORTER
YORK COUNTY JUDICIAL CENTER
45 NORTH GEORGE STREET
YORK, PA 17401
FAX (717) 771-2499

TELEFAX INFORMATION SHEET

TO: John Menges

FROM: CHRISTINE M. MYERS (717) 771-9698

DATE: February 23, 2007

NUMBER OF PAGES, INCLUDING COVER PAGE: 2

REFERENCE: Last page of February's Minutes

Additional comments: This is the corrected copy of the
last page of the minutes.

catering business. The property is located at the Parkville Fire Hall on Baltimore Street in the A/O zone.

Donna Scott made a motion to extend this application until the April, 2007, hearing. David Spector second the motion and it was approved unanimously with a vote 4-0.

Jeff Garvick sent a letter to Attorney Baranski advising the Board has prepared, reviewed, and advertised for adoption in April an amendment to the Zoning Ordinance to allow animal hospitals and veterinary clinics in the shopping commercial and industrial zone.

Donna Scott made motion for adjournment at 7:55 p.m. Michael Brown second the motion, and it was approved unanimously with a vote 4-0.

Respectfully Submitted,

Christine M. Myers

Court Reporter

PENN TOWNSHIP
ZONING HEARING BOARD
TUESDAY, MAY 8, 2007
7:00 P.M.

The Penn Township Zoning Hearing Board met on Tuesday, May 8, 2007, to hear two requests. Roll call was taken and the following members were present: Timothy Dunn, Chairman; Donna Scott, Member; David Spector, Member. Michael Brown was absent with notice. Frederick Stine was absent without notice. Also present were Nichole Ehrhart, Esquire, Solicitor to the Zoning Hearing Board, and John C. Menges, II, Penn Township Zoning Officer.

John Menges was duly sworn and testified that the property was properly posted and the legal notices were properly published.

Donna Scott motioned to accept the February 13, 2007 Minutes as written, seconded by David Spector and approved unanimously.

Case Z07-07 - William W. Trump, 225 George Street, Hanover, Pa., 17331. The applicant was present requesting a variance to Section 203.3 (area and bulk) in order to subdivide the existing multi-family property. The property is located at 542-542½ South Franklin Street, in the R-15 zone.

Donna Scott motioned to approve the request for a variance, as set forth in Section 502.3 (a) through (f). David Spector seconded the motion and it was approved unanimously, three to zero.

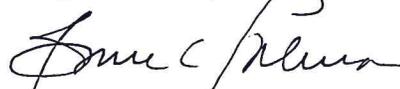
Case Z07-08 - R & R Fitness Real Estate, LLC, 60 Southside Drive, Newville, PA, 17241. The applicant was present with D. J. Hart, Esquire, requesting a variance to Section 303 (Off-street parking) in order to construct a commercial fitness and recreation building that will not meet the minimum off-street parking as required in the ordinance. The property is located at the corner of Route 194 and Hickory Lane, in the S/C zone.

David Spector motioned to approve the request for a variance, in that it meets the requirements of Section 502.3 (a) through (f), with the conditions that there be no outside activities, as testified there would not be, and that there are no spectator activities. Donna Scott seconded the motion and the request was approved unanimously, three to zero vote.

Donna Scott motioned to adjourn the proceedings at 8:11 p.m., seconded by David Spector and approved unanimously.

(The proceedings were adjourned at 8:11 p.m.)

Respectfully submitted,



Bonnie C. Fuhrman, Court Reporter

PENN TOWNSHIP
ZONING HEARING BOARD
TUESDAY, JUNE 12, 2007
7:00 P.M.

The Penn Township Zoning Hearing Board met on Tuesday, June 12, 2007, to hear two requests. Roll call was taken and the following members were present: Timothy Dunn, Chairman; Donna Scott, Member; Frederick Stine, Member; and Michael Brown, Member. David Spector was absent with notice. Also present were John J. Baranski, Jr., Esquire, Solicitor to the Zoning Hearing Board, and John C. Menges, II, Penn Township Zoning Officer.

John Menges was duly sworn and testified that the property was properly posted and the legal notices were properly published.

Donna Scott motioned to accept the May 8, 2007 Minutes as written, seconded by Michael Brown, and approved unanimously.

Case Z07-10 - Glenn Renfro, 205 Bankert Road, Hanover, Pa., 17331. The applicant was present requesting a variance to Section 205.3 (area and bulk) to construct a garage that encroaches into the side setbacks. The property is located in the R-40 zone.

Michael Brown motioned to approve the request for a variance, that it meets the requirements set forth in Section 502.3 (a) through (f). Donna Scott seconded the motion and it was approved unanimously, four to zero vote.

Case Z07-11 - Lehigh's Greenhouse, 2392 Grandview Road, Hanover, Pa., 17331. The applicant was present with Reg Baugher, of

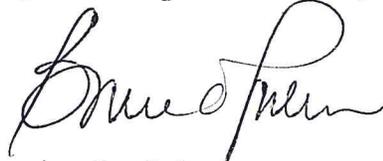
Hanover Land Services, requesting a variance to Section 203.3 (area and bulk) in order to subdivide a current existing lot. The property is located in the R-15 zone.

Donna Scott motioned to approve the request for a variance, that it meets the standards of 502.3 (a) through (f). Frederick Stine seconded the motion and it was approved unanimously, four to zero.

Donna Scott motioned to adjourn the proceedings, seconded by Frederick Stine, and approved unanimously.

(The proceedings were adjourned at 7:40 p.m.)

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Bonnie C. Fuhrman".

Bonnie C. Fuhrman, Court Reporter

PENN TOWNSHIP
ZONING HEARING BOARD

Minutes for July 10, 2007

The Penn Township Zoning Hearing Board met on Tuesday, July 10, 2007, at 7:00 p.m. to hear two requests.

The meeting was called to order and roll call was taken. Members present were as follows: Timothy Dunn, Chairman; David Spector, Vice-Chairman; and Frederick Stine, Member. Also present was Charles A. Rausch, Esquire, Solicitor to the Zoning Hearing Board. Jeffrey Garvick, Acting Zoning Officer was also present.

All properties were properly advertised and posted and all legal notices properly published. The motion to approved the Minutes for June 12, 2007, was tabled to the next meeting due to lack of quorum.

Z07-12 - Byron Bankert, 111 Hurtland Avenue, Hanover, PA 17331. The Applicant is requesting a variance to Section 203.3 (area and bulk) to construct a front porch and roof that encroaches into the front setbacks. The property is located in the R-15 zone.

Frederick Stine made a motion to granted the request in that it meets the requirements of Section 502.3 (a) through (F) with the stipulation that the porch not be enclosed.

David Spector second the motion. The motion carried with of 3-0 vote.

Case is Z07-13, Biagio Scamardella, 186 Panther Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.3a (replacement) to construct a restaurant. The property is located at 199 Center Street in the A/O zone.

David Spector made a motion to approve the request under the following conditions: The parking lot be restricted on York Street to right in and right out only, and that there be a physical restriction around the entire perimeter on both sides York Street and Center Street, for example, posts connecting by chains to keep cars from encroaching on the sidewalk and

from the corner as indicated.

Frederick Stine second the motion. The motion carried unanimously with a vote 3-0.

Frederick Stine made motion for adjournment at 8:05 p.m. David Spector second the motion, and it was approved unanimously with a vote 3-0.

Respectfully Submitted,



Christine M. Myers

Court Reporter

PENN TOWNSHIP
ZONING HEARING BOARD

Minutes for August 14, 2007

The Penn Township Zoning Hearing Board met on Tuesday, August 14, 2007, at 7:00 p.m. to hear three requests.

The meeting was called to order and roll call was taken. Members present were as follows: Donna Scott, Acting Chairman; David Spector, Acting Vice-Chairman; Frederick Stine, Member; and Michael Brown, Member. Also present was John J. Baranski, Jr., Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Donna Scott made a motion to approve the Minutes from June 12, 2007. The motion was second by Frederick Stine, and it was approved by a vote 3-0, with David Spector abstaining.

The July 10, 2007, Minutes were tabled until next meeting due to lack of quorum.

Z07-17 - John W. Beil, 330 Dubs Church Road, Hanover, PA 17331. The Applicant is requesting a special exception to Section 207.2 (use regulations) to construct a vet clinic. The property is located at 1446 Unit H Baltimore Street in the S/C zone.

Frederick Stine made a motion to approve the request in that it meets the requirements of Section 503.3 (a) through (e) and amend the motion to make that an animal hospital instead of veterinary clinic.

Michael Brown second the motion. The motion carried unanimously with a vote 4-0.

Case Z07-14, Walter J. & Mary Lois Danner c/o David Danner, 666 Cooper Road, Hanover, PA 17331. Applicant is requesting a variance to Section 204.3 (area and bulk) in order to creat a residential lot. The property is located at 610 Beck Mill Road in the R-22 zone.

Frederick Stine made a motion to approve the request in that it meets all the standards of Section 502.3 (a) through (f).

Michael Brown second the motion. The motion carried unanimously with a vote 5-0.

Z07-16 - Dolores Carrozza, 963 York Street, Hanover, PA 17331, sent a letter requesting the variance for the permit for an above ground pool be rescheduled for September 11, 2007, Penn Township Zoning Hearing meeting.

Frederick Stine made a motion that the request be granted. Donna Scott second the motion. The motion carried unanimously with a vote 4-0.

David Spector made motion for adjournment at 7:50 p.m. Frederick Stine second the motion, and it was approved unanimously with a vote 5-0.

Respectfully Submitted,



Christine M. Myers

Court Reporter

PENN TOWNSHIP
ZONING HEARING BOARD

Minutes for September 11, 2007

The Penn Township Zoning Hearing Board met on Tuesday, September 11, 2007, at 7:00 p.m. to hear four requests.

The meeting was called to order and roll call was taken. Members present were as follows: Timothy Dunn, Chairman; David Spector, member; Frederick Stine, Member; and Michael Brown, Member. Also present was John J. Baranski, Jr., Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Frederick Stine made a motion to approve the Minutes from July 10, 2007. The motion was second by David Spector, and it was approved by a vote 4-0.

Robert Brown made a motion to approve the Minutes from August 14, 2007. The motion was second by Frederick Stine, and it was approved by a vote 3-0, with

Timothy Dunn abstaining.

Z07-16 - Dolores Carrozza, 963 York Street, Hanover, PA 17331. Applicant is requesting a variance to Section 208.3 (area and bulk) in order to install a pool that encroaches into the side setbacks. The property is located in the H/B zone.

David Spector made a motion to approve their request in that it meets the standards of Section 502.3 (a) through (f) with the stipulation that the pool be located on the carport side of the sidewalk, the east side of the rear sidewalk and not get closer to the property line than the edge of the house, and also that it be a minimum of 4 feet from the edge of the deck to the edge of the pool.

Robert Brown second the motion. The motion carried unanimously with a 4-0 vote.

Case is Z07-18, Harold & Dartheal Dusman, 1050 Beck Mill Road, Hanover, PA 17331. Applicant is requesting a variance to Section 204.3 (area and bulk) to subdivide existing property with two residential dwellings and outbuildings. The property is located at 1050 Beck Mill Road in the R-22 zone.

Frederick Stine made a motion to grant the request to subdivide this property in that it meets the requirements of Section 502.3 (a) through (f) with the stipulation that when available that these properties be hooked into public water and sewer as it's available along Beck Mill Road.

David Spector second the motion. The motion carried unanimously with a vote 4-0.

Case is Z07-19, South Hanover YMCA, 1013 Baltimore Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 207.2 (use regulations) and variance to Section 606 (d) (child care center) to operate a child care center at 1013 Baltimore Street. The property is located in the shopping commercial zone.

David Spector made a motion to approve in that they meet the general standards 503.3 (a) through (e) and the specific standards of 606 except for (d) and (e), and in that I would move that we approve a variance to Section 606 (d) we would eliminate (e) in that they have the indoor facilities as approved by the Department of Public Welfare and under the conditions that we be

provided the licensing as required in 606 (a).

Frederick Stine second the motion. The motion carried with a vote 3-1 with Robert Brown dissenting.

Case is Z07-20, Cheryl Martinetti, 219 Moore Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 203.2 (use regulations) and a variance to Section 611 (d) (conversion of dwelling for additional family members) to allow construction of an addition for family members, which will be larger than the allowed maximum. The property is located at 219 Moore Drive in the R-15 zone.

Robert Brown made a motion to approve the request as it meets the requirements for special exception for Section 503.3 (a) through (e) and the requirements for variance as set forth in Section 502.3 (a) through (f). I would amend that to specify that Section 611 (f) be strictly adhered.

David Spector second the motion. The motion carried unanimously with a vote 4-0.

Frederick Stine made motion for adjournment at 8:46 p.m. David Spector second the

motion, and it was approved unanimously with a vote 4-0.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Christine M. Myers", with a long horizontal flourish extending to the right.

Christine M. Myers

Court Reporter

PENN TOWNSHIP
ZONING HEARING BOARD

Minutes for September 11, 2007

The Penn Township Zoning Hearing Board met on Tuesday, September 11, 2007, at 7:00 p.m. to hear four requests.

The meeting was called to order and roll call was taken. Members present were as follows: Timothy Dunn, Chairman; David Spector, member; Frederick Stine, Member; and Michael Brown, Member. Also present was John J. Baranski, Jr., Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Frederick Stine made a motion to approve the Minutes from July 10, 2007. The motion was second by David Spector, and it was approved by a vote 4-0.

Michael Brown made a motion to approve the Minutes from August 14, 2007. The motion was second by Frederick Stine, and it was approved by a vote 3-0,

with Timothy Dunn abstaining.

Case Z07-16 - Dolores Carrozza, 963 York Street, Hanover, PA 17331. Applicant is requesting a variance to Section 208.3 (area and bulk) in order to install a pool that encroaches into the side setbacks. The property is located in the H/B zone.

David Spector made a motion to approve their request in that it meets the standards of Section 502.3 (a) through (f) with the stipulation that the pool be located on the carport side of the sidewalk, the east side of the rear sidewalk and not get closer to the property line than the edge of the house, and also that it be a minimum of 4 feet from the edge of the deck to the edge of the pool.

Michael Brown second the motion. The motion carried unanimously with a 4-0 vote.

Case Z07-18, Harold & Dartheal Dusman, 1050 Beck Mill Road, Hanover, PA 17331. Applicant is requesting a variance to Section 204.3 (area and bulk) to subdivide existing property with two residential dwellings and outbuildings. The property is located at 1050 Beck Mill Road in the R-22 zone.

Frederick Stine made a motion to grant the request to subdivide this property in that it meets the requirements of Section 502.3 (a) through (f) with the stipulation that when available that these properties be hooked into public water and sewer as it's available along Beck Mill Road.

David Spector second the motion. The motion carried unanimously with a vote 4-0.

Case Z07-19, South Hanover YMCA, 1013 Baltimore Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 207.2 (use regulations) and variance to Section 606 (d) (child care center) to operate a child care center at 1013 Baltimore Street. The property is located in the shopping commercial zone.

David Spector made a motion to approve in that they meet the general standards 503.3 (a) through (e) and the specific standards of 606 except for (d) and (e), and in that I would move that we approve a variance to Section 606 (d) we would eliminate (e) in that they have the indoor facilities as approved by the Department of Public Welfare and under the conditions that we be

provided the licensing as required in 606 (a).

Frederick Stine second the motion. The motion carried with a vote 3-1 with Michael Brown dissenting.

Case Z07-20, Cheryl Martinetti, 219 Moore Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 203.2 (use regulations) and a variance to Section 611 (d) (conversion of dwelling for additional family members) to allow construction of an addition for family members, which will be larger than the allowed maximum. The property is located at 219 Moore Drive in the R-15 zone.

Michael Brown made a motion to approve the request as it meets the requirements for special exception for Section 503.3 (a) through (e) and the requirements for variance as set forth in Section 502.3 (a) through (f). I would amend that to specify that Section 611 (f) be strictly adhered.

David Spector second the motion. The motion carried unanimously with a vote 4-0.

Frederick Stine made motion for adjournment at 8:46 p.m. David Spector second the

motion, and it was approved unanimously with a vote 4-0.

Respectfully Submitted,

Christine M. Myers

Court Reporter

PENN TOWNSHIP
ZONING HEARING BOARD

Minutes for November 13, 2007

The Penn Township Zoning Hearing Board met on Tuesday, November 13, 2007, at 7:00 p.m. to hear four requests.

The meeting was called to order and roll call was taken. Members present were as follows: Timothy Dunn, Chairman; Frederick Stine, Vice Chairman; and Michael Brown, Member; and Donna Scott, Member. David Spector is absent with notice. Also present was Charles A. Rausch, Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Frederick Stine made a motion to approve the Minutes from September 11, 2007, with corrections made to Mr. Brown's name. The motion was second by Michael Brown, and it was approved by a vote 4-0.

Case Z07-21 - Ronald A. Foreman, 1050 Hoff Road, Hanover, PA 17331. Applicant is requesting

a variance to Section 407.4a (restoration) in order to replace a previous butcher shop building destroyed by fire with a pole building. The property is located 1050 Hoff Road in the R-40 zone.

Donna Scott made a motion to approve the request in that it meets the standards of Section 502.3 (a) through (f).

Frederick Stine second the motion. The motion carried unanimously with a 4-0 vote.

Case Z07-22, Sharon Rodkey, 11 Little Knoll Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (area and bulk) to construct a front porch that encroaches into the front setback. The property is located in the R-15 zone.

Frederick Stine made a motion to table their request tonight and extend it to the December meeting and the Board should receive a proper drawing for the intended porch, one to scale and one that we can look at for approval.

Michael Brown second the motion. The motion carried unanimously with a vote 4-0.

Case Z07-23, Total Maintenance Solutions, Inc., 401 Moulstown Road, Hanover, PA 17331. Applicant

is requesting a variance to Section 208.2 (use) in order to use the building for light manufacturing. The property is located at 877 York Street in the H/B zone.

Frederick Stine made a motion to approve in that they meet the standards for Section 502.3 (a) through (f).

Donna Scott second the motion. The motion carried unanimously with a vote 4-0.

Case Z07-24, Janice Bortner, 25 Colonial Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 203.2 (uses by special exception) in order to operate a home day care. The property is located in the R-15 zone.

Donna Scott made a motion to approve the request as it meets the requirements for special exception for Section 503.3 (a) through (e) with the condition that all certifications be met by the Department of Public Welfare, township building inspector, and zoning officer; and also the specific standards for special exception for Section 613 (a) through (f).

Michael Brown second the motion. The motion carried unanimously with a vote 4-0.

Z07-25 - Andrew Smith, 5 Andrew Court,
Hanover, PA 17331. Applicant is requesting a variance
to Section 611d (conversion of dwelling for additional
family members) and a special exception to Section 204.2
(uses by special exception) in order to construct an
in-law residence that exceeds the allowable square
footage. The property is located in the R-22 zone.

Andrew Smith contacted the Zoning Officer
Menges and indicated verbally that he is withdrawing his
application and will follow up with a written
withdrawal.

Michael Brown made motion for adjournment
at 8:40 p.m. Donna Scott second the motion, and it was
approved unanimously with a vote 4-0.

Respectfully Submitted,

Christine M. Myers
Court Reporter

PENN TOWNSHIP
ZONING HEARING BOARD

Minutes for December 11, 2007

The Penn Township Zoning Hearing Board met on Tuesday, December 11, 2007, at 7:00 p.m. to hear three requests.

The meeting was called to order and roll call was taken. Members present were as follows: Timothy Dunn, Chairman; Donna Scott, Vice Chairman; David Spector, Member; Frederick Stine, Member; and Michael Brown, Member. Also present was John J. Baranski, Jr., Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Michael Brown made a motion to approve the Minutes from November 13, 2007. The motion was second by Donna Scott, and it was approved by a vote 4-0 with David Spector abstaining.

Case Z07-22 - Sharon Rodkey, 11 Little Knoll Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (area and bulk) to construct a front porch that encroaches into the front setback. The property is located in the R-15 zone.

Donna Scott made a motion to approve as it meets the standards for a variance in Section 502.3 (a) through (f) and that it's within the 32 foot and does not become an enclosed porch.

Frederick Stine second the motion. The motion carried with a 4-1 vote, with Timothy Dunn dissenting.

Case Z07-26, John T. & Paula L. O'Neill, 10 Valley Run Circle, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (area and bulk) to construct a sunroom addition. The property is located in the R-15 zone.

Michael Brown made a motion for approval in that it meets the requirements for a variance as set forth in Section 502.3 (a) through (f).

Donna Scott second the motion. The motion carried with a vote 4-1, with Frederick Stine

dissenting.

Case Z07-27, 120 North Pointe Boulevard, Suite 300, Lancaster, PA 17601. Applicant requests a special exception to Section 407.2 (Expansion and Alteration) to propose an alteration of the existing nonconforming use to permit the proposed use of the property as a Giant fueling facility. The property is located at 855 Baltimore Street in the S/C zone.

David Spector made a motion to approve in that they meet the provision for special exception of Section 503.3 (a) through (e) and Section 634 paragraph (a)1 through 6, under the condition that this parcel be considered with land development for the entire shopping center and that the Applicant ensure there is a mutual access easement between the fueling station parcel and the shopping center parcel.

Donna Scott second the motion. The motion carried with a vote 4-1 with Michael Brown dissenting.

Frederick Stine made motion for adjournment at 10:10 p.m. David Spector second the motion, and it was approved unanimously with a vote 4-0.

Respectfully Submitted,

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Christine M. Myers

Court Reporter