

Penn Township Zoning Hearing Board

Minutes for Tuesday, May 9, 2023

The Penn Township Zoning Hearing Board met Tuesday, May 9, 2023, 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: Ronald Fanelli, Chairman; William Gill, Vice Chairman; Troy Thomason, Member; and Mary Welsh, Member; David Baker, Member. Also present was Scott Lineberry, 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 February 14, 2023. The motion was second by Troy Thomason and approved unanimously. Mary Welsh made a motion to approve the Minutes from April 11, 2023. The motion was second by Troy Thomason and approved unanimously.

ZHB23-05 – Richard E. Plesic, III, 865 Westminster Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 300.9 (Utility Sheds and Gazebos) in order to have two sheds in the side yard. The property is located at 865 Westminster Avenue, Hanover, PA 17331 in the R-22 zone.

William Gill made a motion to deny the Applicant's request in that it does not meet the standards for a variance, namely Subsection E, represents the minimum variance that will afford relief. Troy Thomason second the motion and it was approved unanimously.

ZHB23-06 – John Ruff, 136 Northview Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 300.8 (Swimming Pools/Garden Pools) in order to construct a semi inground pool that does not meet the rear setback requirements. The property is located at 136 Northview Drive, Hanover, PA 17331 in the R-15 zone.

David Baker made a motion for a favorable recommendation to the Applicant's request for a variance. Troy Thomason second the motion and it was approved unanimously.

ZHB23-07 – Brett Waite, 3280 Grandview Road, Hanover, PA 17331. Applicant is requesting a special exception under Section 407.2 (Expansion and Alteration) and a variance to Section 612 G (Dimensional Nonconformities) in order to enlarge a deck which does not meet the rear setback requirements. The property is located at 3280 Grandview Road, Hanover, PA 17331 in the R-15 zone.

David Baker made a motion for a favorable recommendation to the Applicant's request for a variance to Section 612 G. Mary Welsh second the

motion and it was approved by a vote 4 to 1 with William Gill dissenting.

David Baker made a motion for a favorable recommendation to the Applicant's request for a special exception to Section 407.2. William Gill added the denotation that the variance was granted. Troy Thomason second the motion and addition and it was approved unanimously.

ZHB23-08 – Jason Shoe, 1750 Youngs Road, Hanover, PA 17331. Applicant is requesting a special exception under Section 322 (Uses Not Provided For) in order to construct a proposed shared driveway. The property is located at 1750 Youngs Road, Hanover, PA 17331 in the R-40 zone.

David Baker made a motion for a favorable recommendation to the Applicant's request for special exception, with the understanding it will be addressed in the future subdivision plan. Mary Welsh second the motion and it was approved unanimously.

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

Respectfully Submitted,

Christine Myers, RPR