Penn Township Zoning Hearing Board

Minutes for Tuesday, October 8, 2019

The Penn Township Zoning Hearing Board met on Tuesday, October 8, 2019, 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: William Woodward, Chairman; Harold Mack, Vice Chairman; Pamela Berlingo, Member; Larry Smith, Member; and William Gill, 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. William Gill made a motion delineating two corrections and then approve the Minutes from September 10, 2019. The motion was second by Larry Smith and approved unanimously.

ZHB19-19 – Stephen Shupe, 890 York Street, Hanover, PA 17331. Applicant is requesting a variance to Section 208.3 (Area and Bulk) in order to extend an existing accessory building that encroached into the setbacks. The property is located at 890 York Street in the H/B zone.

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

meets the standards of Section 208.3 and 502.3. Pam Berlingo second the motion and it was approved by a 4 to 1 vote with William Woodward dissenting.

ZHB 19-20 – Troy A. Thomason, 115 Little John Court, Hanover, PA 17331. Applicant is requesting variance to Section 300.7 (Decks) in order to construct a deck in side yard and encroaches into setback. The property is located at 115 Little John in the R-15 zone.

Larry Smith made a motion to grant the variance in that it meets the standards for Section 300.7 and Section 502.3. Pam Berlingo second the motion and it was approved by a vote of 3 to 2 with William Gill and William Woodward dissenting.

ZHB 19-21 – Avery Sollenberger, 309 Primrose Lane, Hanover, PA 17331. Applicant is requesting variance to Section 203.3 (Area and Bulk) in order to place a single wide and garage that encroaches into side setbacks. The property is located at 607 Baltimore Street in the R-15 zone.

Larry Smith made a motion to grant the variance in that it meets the standards for Section 203.3 and Section 502.3 with the condition the single wide is attached to a foundation. Pam Berlingo second the motion and it was approved unanimously.

ZHB 19-22 – Deborah L. Clawson, 2 Nace Drive, Hanover, PA

17331. Applicant is requesting special exception to Section 322 (Uses Not Provided For) in order to operate a Therapeutic Massage Wellness Center. The property is located at 1319 Baltimore Street in the S/C zone.

Larry Smith made a motion to classify the use of Therapeutic Massage Wellness Center by a licensed massage therapist to be included in the definition and classification of Medical and Similar Labs and Clinics. William Gill second the motion and it was approved unanimously.

ZHB 19-23 – Tammy Hinrichs, 2208 Grandview Road, Hanover, PA 17331. Applicant is requesting variance to Section 203.2 (Use Regulations) in order to operate an antique shop out of her garage. The property is located at 2208 Grandview Road in the R-15 zone.

The Applicant, Tammy Hinrichs, stated she wanted to withdraw her application.

ZHB 19-13 – Robin Speno, 27 Scenic Drive, Hanover, PA 17331. Applicant is requesting special exception to Section 322 (Uses Not Provided For) in order to operate an AirBnB. The property is located at 27 Scenic Drive in the R-8 zone.

Larry Smith made a motion to grant the special exception in that it meets the standards for Section 322 uses not provided for and Section 503.3 as

being most similar to a two-family conversion rooming house with the condition on reapproval 2 years from this date or upon approval by the Board of Commissioners of the new zoning ordinance, whichever is later. William Gill second the motion and it was approved by a vote of 4 to 1 with Pam Berlingo dissenting.

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

Respectfully Submitted,

Christine Myers, RPR