

PENN TOWNSHIP
ZONING HEARING BOARD
TUESDAY, JANUARY 11,
7:00 P.M.

The Penn Township Zoning Hearing Board met on Tuesday, January 11, 2005, at 7:00 p.m. to hear five requests. Roll call was taken and the following members were present: Timothy Dunn, Member; Stede Mummert, Acting Chairman; and David Spector, Member. Frederick Stine was absent with notice. Also present was Kristina J. Rodgers, Township Secretary, and John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board.

Stede Mummert motioned to approve the Minutes from the December 14, 2004 meeting as written. Since Mr. Mummert was the only member present at the December meeting, he also accepted them as submitted.

Kristina Rodgers was duly sworn and testified that all the properties were properly posted and advertised.

Nominations for officers: Stede Mummert nominated Timothy Dunn as Chairman, seconded by David Spector and approved unanimously. Timothy Dunn nominated David Spector as Vice-Chairman, seconded by Stede Mummert and approved unanimously

Case Z04-40. Patricia Johnson, 537 S. High Street, Hanover, Pa., 17331. Applicant requests a variance to Section 202.3 (area and bulk) to approve an existing deck that encroaches into the

side setbacks. The property is located in the R-15 zone.

Stede Mummert motioned to deny the request in that it doesn't meet the standards of 502.3 a) through (f). David Spector seconded the motion, and it was denied unanimously, three to zero.

Case Z05-01. Regional Homes, LLC Eric Levitt, 8 Green Springs Valley Road, Suite 200, Owings Mills, MD 21117 applicant requests a special exception to section 202.2 (uses) to allow construction of age restricted multi-family dwellings. The property is located at Moulstown Road, in the R-8 zone.

David Spector motioned to table the case until next month, February 8, 2005. Stede Mummert seconded the motion, and it was approved unanimously, three to zero.

Case Z05-02. Dennis E. Grove, 431 Park Heights Blvd., Hanover, Pa., 17331. The applicant requests a special exception to Section 20.32 (use) to allow construction of a beauty salon/Florida Room. The property is located in the R-15

Stede Mummert motioned to grant the request, that it meets the specific standards of 618 (a) through (q), and also the general standards for special exception of 503.3 (a) through (e). David Spector seconded the motion, and it was approved unanimously, three to zero vote.

Case Z05-03. James A. Miller, III, 760 Black Rock Road, Hanover, Pa., 17331. The applicant was present requesting a variance to Section 203.3 (area and bulk) to enlarge a front porch that will encroach into the front setback by eight feet. The property is located in the R-15 zone

David Spector motioned to approve the request, that it meets the requirements of Section 502.3 (a) through (f). Stede

Mummert seconded the motion. Timothy Dunn motioned to amend the motion, that it have a condition that the porch not be enclosed. Stede Mummert also seconded the amendment. The request was granted and approved unanimously, with a three to zero vote.

Case Z05-04. Jeff Stern, 63 Red Run Church Road, East Berlin, Pa., 17316. The applicant was present with Rick Free and Jack Pyle presenting the variance request to Section 303.1 (Off-street parking) to allow construction of additional indoor batting cages with inadequate off-street parking spaces. The property is located at 110 Hickory Lane, in the RC zone.

Stede Mummert motioned to grant the request, that it meets the standards of 502.3 (a) through (f). David Spector seconded the motion and it was approved unanimously, three to zero.

Stede Mummert motioned to adjourn the meeting at 7:54 p.m., seconded by David Spector and approved unanimously.

(The proceedings were adjourned at 7:54 p.m.)

Respectfully submitted,

Bonnie C. Fuhrman, Court Reporter