

PENN TOWNSHIP
ZONING HEARING BOARD
TUESDAY, MARCH 8, 2005
7:00 P.M.

The Penn Township Zoning Hearing Board met on Tuesday, March 8, 2005, at 7:00 p.m. to hear two requests. Roll call taken and the following members were present: Timothy Dunn, Chairman; David Spector, Vice-Chairman; and Stede Mummert, Member. Frederick Stine was absent with notice. Also present were John C. Menges, II, Zoning Officer, and John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board.

John Menges was duly sworn and testified that all the properties were properly posted and all legal notices were properly published

Stede Mummert motioned to approve the February 8, Minutes as submitted. David Spector seconded the motion and the Minutes were approved as submitted unanimously, three to zero vote.

Case Z05-01. Regional Homes, LLC Eric Levitt, 8 Green Springs Road, Suite 200, Owings Mills, MD, 21117. Attorney Charles E. Zaleski presented the request for 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.

Stede Mummert motioned to approve the request for a special exception to 202.2 to allow construction of age restricted multi-family dwellings, that it meets the standards of Section 628 (a through (h) and also the general standards of 503.3 (a) through (e), with the condition that the property be used solely for age restricted housing as presented by the applicant. Timothy Dunn seconded the motion and it was approved with a two to one vote, David Spector dissenting.

Case Z05-06. Trone and Seifert, LLC, 398 York Street, Suite 5, Hanover, Pa., 17331. Chris Trone was present requesting a variance to Section 207.2 (use regulations) and Section 407.5 (abandonment to operate an existing abandoned motel. The property is located at 1016 Baltimore Street, in the SC zone.

David Spector motioned to approve the request, in as much as it complies with the standards in Section 502.3 (a) through (f). Stede Mummert seconded the motion and it was approved with a two to one vote, Timothy Dunn dissenting.

Stede Mummert motioned to adjourn the meeting at 8:43 p.m., seconded by David Spector and approved unanimously.

The proceedings were adjourned at 8:43 p.m.

Respectfully submitted,



Bonnie C. Fuhrman, Court Reporter