

PENN TOWNSHIP  
ZONING HEARING BOARD  
TUESDAY, MARCH 14  
7:00 P.M.

The Penn Township Zoning Hearing Board met on Tuesday, March 14, 2006, at 7:00 p.m. to hear one request. Roll call was taken and the following members were present: David Spector, Vice-Chairman; Frederick Stine, Member; and Donna Scott, Member. Timothy Dunn and Michael Brown were absent with notice. Also present were John C. Menges, II, Zoning Officer, and Charles Rausch, Esquire, Solicitor to the Zoning Hearing Board.

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

Donna Scott and Frederick Stine abstained from voting on the Minutes, so the February Minutes will be held over till the April 11<sup>th</sup> meeting.

Case Z06-03 - Stone Ridge Development Corporation, 330  
Dubbs Church Road, Hanover, Pa., 17331. D.J. Hart, Esquire, was present representing the applicant who is requesting a variance to Section 205.3 (area and bulk) to construct single family dwellings that do not meet the minimum lot width. The property is located in the Avion residential subdivision at the intersection of Blooming Grove Road and Bankert Road into the R-40 zone. The request is for three of the nineteen proposed lots.

Donna Scott motioned to grant the variance request, as it does meet the standards for a variance in Section 502.3 (a) through

Frederick Stine seconded the motion and the variance request was granted with a unanimous vote, three to zero.

Case Z06-04 - Duane Myers, 75 McClellan Lane, Hanover,

17331. The applicant was present requesting a variance to Section 203.3 (area and bulk) to construct a mud room that encroaches into the front setbacks. The property is located in the R-15 zone

Donna Scott motioned to deny the request for a variance, as it does not meet the standards in Section 502.3 (a) through (f). Frederick Stine seconded the motion and the request was denied with a two to one vote, Scott and Stine for denial, and Spector dissenting.

Case Z06-05 Mummert Enterprises, c/o Tim Mummert, 8 Stuart Avenue, Hanover, Pa., 17331. Applicant was present requesting a special exception to Section 202.2 (use) to construct single family attached dwellings. The property is located on Brookside Avenue between Charles Avenue and Wayne Avenue, in the R-8 zone

Frederick Stine motioned to grant the request for special exception to construct single family attached dwellings, totalling 24, on Brookside Avenue, between Charles and Wayne, in the R-8 zone.

Donna Scott seconded the motion and it was granted with a two to one vote, Scott and Stine for and Spector dissenting.

Case Z05-31 - Request for a six month extension.

Frederick Stine motioned to grant a six month extension, seconded by Donna Scott and approved unanimously, three to zero

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

(The proceedings were adjourned at 8:10 p.m.)

Respectfully submitted,

*Bonnie C. Fuhrman*

Bonnie C. Fuhrman, Court Reporter