

PENN TOWNSHIP
ZONING HEARING BOARD
TUESDAY, APRIL 12, 2005
7:00

The Penn Township Zoning Hearing Board met on Tuesday, April 12, 2005, at 7:00 p.m. to hear eight requests. Roll call was taken and the following members were present: Timothy Dunn, Chairman; David Spector, Vice-Chairman; Frederick Stine, Member; Donna Scott, Member; and Stede Mummert, Member. 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 March 8, 2005 Minutes as submitted. David Spector seconded the motion and the Minutes were approved as submitted with a three to zero vote, Dunn, Mummert and Spector voting for approval; Scott and Stine abstaining because they were absent from the last meeting.

Case Z05-08 - Mark and Helen Pernice, 113 Lion Drive, Hanover, Pa., 17331. The applicants were present requesting a variance to Section 203.3 (area and bulk) to allow construction of a garage and breezeway that encroaches into the side setbacks. The property located in the R-15 zone

Donna Scott motioned to deny the request, that it does not meet the standards of 502.3 (a) through (f). David Spector seconded the motion and the request was denied with a vote of four to one, Mummert dissenting.

Case Z05-09 - Philip C. And Penny Servary, 4205 Grandview Road, Hanover, Pa., 17331. The applicants were present requesting a variance to Section 300.3 (fences and walls) to allow a six foot fence in height in the front of the home. The property is located in R-15 zone.

Stede Mummert motioned to approve the request, that it meets the standards of 502.3 (a) through f), with the condition that first 35 feet from the property line be three foot high, and the rest can be six foot high. David Spector seconded the motion, and the request was denied with a vote of two to three, Dunn and Mummert the motion, and Scott, Spector and Stine against.

Case Z05-10 - Donald E. Bankert, 571 Blooming Grove Road, Hanover, Pa., 17331. Randy Hilker was present with the applicant requesting a variance and special exception to Section 311 (street access) to allow construction of a single family structure on an access road that does not meet minimum requirement of fifty foot right-of-way. The property is located in the R-40 zone.

David Spector motioned to deny the request for the special exception, that it does not meet the general standards for a special exception as set forth in Section 503.3 (a)(1) with regard to future street. Frederick Stine seconded the motion and the request was denied with a vote of four to one, Mummert dissenting.

Case Z05-11 - Mummert Enterprises, c/o Tim Mummert, 8 Stuart Avenue, Hanover, Pa., 17331. The applicant was present

requesting a special exception to Section 202.2 (uses by special exception) to allow construction of single family attached dwellings. The property is located on Brookside Avenue between Charles Street and Wayne Avenue, in the R-8 zone.

Donna Scott motioned to approve the request, that it meets the standards of Section 503.3, (a) through (e), and also Section 640 a through (g). Stede Mummert seconded the motion and it was approved unanimously, five to zero

Case Z05-12 - Deb Lonczynski, 20 Benjamin Drive, Hanover, Pa., 17331. The applicant was present requesting a variance to section 203.3 (area and bulk to allow construction of a porch that encroaches into the front setbacks. The property is located in the R-15 zone

Stede Mummert motioned to approve the request, that it meets the standards of 502.3 (a) through f), with the condition that the front porch never be enclosed. Donna Scott seconded the motion and it was approved unanimously, five to zero vote

Case Z05-13 - Sylvia A. Gower, 311 Martin Drive, Hanover, Pa., 17331. The applicant was present with Attorney Matthew Guthrie, requesting a variance to Section 203.3 (area and bulk and a special exception to Section 311 (street access) to allow construction of residential lot on an access road that does not meet minimum requirement of fifty foot right-of-way. The property is located in the R-15 zone

David Spector motioned to approve the request, that it does meet the requirements of Section 503.3 (a) through (e) and Section 502.3 (a through (f). Donna Scott seconded the motion, and the motion was approved with a five to zero vote.

Case Z05-14 - Hanover Eagles, 105 Park Street, Hanover,

17331. Barry Groft was present requesting a variance to Section 300.3 (fences and walls) to allow a fence that exceeds the maximum height in a residential zone. The property is located in the R-8 zone

Frederick Stine motioned to approve the request, that it meets all the standards of 502.3 a through (f). David Spector seconded the motion and suggested an amendment that the fence is not woven with tape material so you can always see through the fence. Fred Stine agreed to make that part of the motion. The request was approved unanimously, with a vote of five to zero

Case Z05-15 - Bill and Dawn Kephart, Jr., 4 Loop Drive,

Hanover, Pa., 17331. The applicants were present requesting a variance to Section 203.3 (area and bulk) to construct a pool that encroach into the setbacks. The property is located in the R-15 zone

David Spector motioned to approve the request, that it meets the standards of a variance as stated in Section 502.3 (a) through (f), and so long as they agree to build a twelve foot wide pool. Stede Mummert seconded the motion and it was approved with a three to two vote, Dunn, Mummert and Spector for, and Scott and Stine against.

Frederick Stine motioned to adjourn the proceedings, seconded by Donna Scott and approved unanimously. The proceedings were adjourned at 9:45 p.m.

Respectfully submitted,



Bonnie Fuhrman, Court Reporter