

PENN TOWNSHIP  
ZONING HEARING BOARD  
TUESDAY, AUGUST 9, 2005  
7:00 P.M.

The Penn Township Zoning Hearing Board met on Tuesday, August 9, 2005, at 7:00 p.m. to hear four 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 Kristina Rodgers, Administrative Assistant, and John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board.

Donna Scott motioned to approve the July 2005 Minutes with a correction on Page 3, where it says "no off-street parking" should be changed to "no on-street parking." Stede Mummert seconded the motion and correction, and the July Minutes were approved with a three to zero vote, Timothy Dunn and David Spector abstaining because of their absence from the July meeting.

Kristina Rodgers was duly sworn and testified that all the properties have been posted and all the legal notices were properly published

Case Z05-22 - Chad Sackett, 1308 Baltimore Street, Hanover, Pa., 17331. The applicant was present requesting a variance to Section 207.2 (use) to use an existing house for commercial purposes, which was previously approved as residential use only. The property

is located in the S/C zone

David Spector motioned to deny the request, in that it does not meet the standards in Section 502.3 (a) through (f). Frederick Stine seconded the motion. The motion was denied two to three, Frederick Stine, Donna Scott and Stede Mummert voting against.

Donna Scott motioned for approval of the variance, that it does meet the standards under Section 502.3 (a) through (f), with the stipulation that Mr. Sackett keep this building as office space, and only have seven spaces for employees or parking at one time.

Frederick Stine seconded the motion and then made an amendment to the motion to show the nine spaces as shown on the drawing, Exhibit B, 1308 Baltimore Street. Donna Scott seconded the amended motion. requested was approved with a three to two vote, Timothy Dunn and David Spector dissenting.

Case Z05-26 - Christopher L. Weaver, 543 Baltimore Street, 1<sup>st</sup> floor, Hanover, Pa., 17331. The applicant was present requesting a variance to Section 206.3 (area and bulk) to construct a two-unit apartment building w/garages that will encroach into side setbacks. The property is located at the rear of 852 York Street, in the A/O zone

After discussion with the applicant, Stede Mummert motioned to hold the case over to the next month, seconded by Donna Scott, and approved unanimously.

Case Z05 - Robert Morris, 777 Baltimore Street, Hanover, Pa., 17331. The applicant was present with Dean Hempfing requesting a variance to Sections 207.3, 303.1, 303.2(g), 306.3(b) and 307 to allow reconstruction of a retail furniture store previously destroyed by fire. The property is located at 777 Baltimore Street, in the S/C

zone.

David Spector motioned to approve the request for a variance to Section 207.3 to increase lot coverage from 80 to 85 percent, that they meet the standards of Section 502.3 (a) through f). Donna Scott seconded the motion and the motion carried with a four to one vote, Stede Mummert dissenting.

David Spector motioned to approve the request for a variance to Section 303.1, off-street parking, in that it meets the standards for a variance to Section 502.3 (a) through (f). Donna Scott seconded the motion, and the motioned carried with a four to one vote, Frederick Stine dissenting.

Donna Scott motioned to approve the request for a variance to Section 303.2(g), that it meets the standards for a variance in Section 502.3 (a) through (f). David Spector seconded the motion and it was approved unanimously, five to zero vote.

Donna Scott motioned to approve the request for a variance to Section 306.3(b), that it meets the standards for a variance to Section 502.3 (a) through (f). David Spector seconded the motion, and it was approved unanimously, five to zero vote.

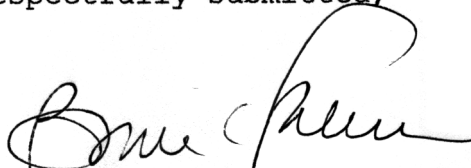
Donna Scott motioned to approve the request for a variance to Section 307, that it meets the standards for a variance under Section 502.3 (a) through (f). David Spector seconded the motion and it was approved unanimously, five to zero vote.

Case Z05-01 - Regional Homes, LLC, Frederick Stine motioned to approve the request for a six-month extension per their letter of July 28, 2005. Stede Mummert seconded the motion and it was approved unanimously, five to zero vote.

Stede Mummert motioned to adjourn at 8:50 p.m., seconded by Frederick Stine, and approved unanimously.

(The proceedings were concluded at 8:50 p.m.)

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Bonnie Fuhrman". The signature is written in black ink and is positioned above the typed name.

Bonnie C. Fuhrman, Court Reporter