

PENN TOWNSHIP  
ZONING HEARING BOARD  
TUESDAY, SEPTEMBER 13, 2005  
7:00 P.M.

The Penn Township Zoning Hearing Board met on Tuesday, September 13, 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 John C. Menges, II, Zoning Officer, and John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board.

Donna Scott motioned to approve the August, 2005 Minutes, seconded by David Spector and approved unanimously.

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

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 the side setbacks, and also a special exception to Section 311 (street access)

Frederick Stine motioned to not approve the requests, that they do not meet all the standards for a variance of Section 502.3 or

the standards for a special exception for Section 311. Donna Scott seconded the motion and the motion carried with a four to one vote, David Spector dissenting.

Case Z05-28 - Anna Smith, 212 Morningstar Court, Hanover, Pa., 17331. The applicant was present requesting a variance to Section 202.3 (area and bulk) to allow construction of a garage that encroach into the side setbacks. The property is located in the zone.

David Spector motioned to approve the request, that it does meet the standards in Section 502.3 provided the garage be 12 feet wide or encroach the side setback by no more than five feet. Stede Mummert seconded the motion and the request was denied with a vote of two to three, Stede Mummert and David Spector voting for approval, and Donna Scott, Frederick Stine and Timothy Dunn voting for denial.

Donna Scott motioned to deny the request, that it does not meet the standards in Section 502.3 (a) through (f). Frederick Stine seconded the motion and the motion for denial of the request was granted with a three to two vote, Donna Scott, Frederick Stine and Timothy Dunn voting for the motion for denial and Stede Mummert and David Spector voting against motion for denial.

Case Z05-29 - Jeffrey Garber and Todd Grim, 300 Frederick Street, Hanover, Pa., 17331. The applicants were present requesting a variance to Section 207.2 (use) and Section 207.3 (area and bulk) to allow construction of single family attached dwellings that will encroach into setbacks. The property is located west of the intersection of Manor Street and Hammond Avenue, in the S/C zone.

During the case Donna Scott was called out for an

emergency.

Stede Mummert motioned to grant the request of 207.2, that it does meet the standards of 502.3 (a) through (f). Timothy Dunn seconded the motion and the motion failed with a one to three vote, Stede Mummert voting for and Frederick Stine, David Spector and Timothy Dunn voting against.

Stede Mummert motioned to grant the request of 207.3, that it meets the standards of 502.3 (a) through (f). Timothy Dunn seconded the motion and the motion failed with a one to three vote, Stede Mummert voting for and Frederick Stine, David Spector and Timothy Dunn voting against.

David Spector motioned to deny the request with regard to 207.2, based on Section 502.3 (a) through (f). Frederick Stine seconded the motion and the motion carried with a three to one vote, Frederick Stine, David Spector and Timothy Dunn voting for and Stede Mummert dissenting.

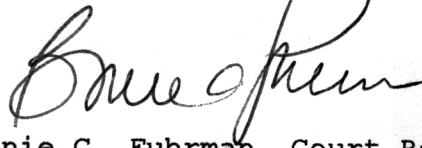
Case Z05-30 - George H. And Anna A. Smith, 425 Westminster Avenue, Hanover, Pa., 17331. The applicant was present requesting a variance to Section 407.3B (replacement) in order for a proposed reverse subdivision and add-on plan to be approved due to the existing nonconformity of a garage infringement on Lot #2. The property is located at 400 Wirt Avenue, in the R-8 zone.

Frederick Stine motioned to approve the request, that it meets the standards for a variance under Section 502.3. David Spector seconded the motion and it was approved with a four to zero vote.

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

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

Respectfully submitted,

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

Bonnie C. Fuhrman, Court Reporter