

PENN TOWNSHIP  
ZONING HEARING BOARD

Minutes for November 11, 2008

Penn Township Zoning Hearing Board  
met on Tuesday, November 11, 2008, at 7:00 p.m. to hear  
nine requests

meeting was called to order and roll  
call was taken. Members present were as follows:  
Wendell Felix, Chairman; Frederick Stine, Vice Chairman;  
Timothy Dunn, Member; and Michael Brown, Member. David  
Spector was absent with notice. Also present was John  
J Baranski, Jr., Esquire, Solicitor to the Zoning  
Hearing Board; and John Menges, Zoning Officer

All properties were properly advertised  
and posted and all legal notices properly published.  
Frederick Stine made a motion to approve the Minutes  
from October 14, 2008. The motion was second by Timothy  
Dunn, and it was approved by a vote 4-0

Case Z08-21 - Buona Fortuna c/o Anthony  
Calderone, 648 Frederick Street, Hanover, PA 17331

Applicant is requesting a variance to Section 208.3 (Area and Bulk) in order to place seasonal canvas roofing over permanent framing work at his business that does not meet setback requirements. The property is located at 648 Frederick Street in the H/B zone.

Applicant requested to continue this application until next month.

Case Z08-22, Promise Land Investments, LLC, 340 Fleshman Mill Road, New Oxford, PA 17350.

Applicant is requesting a variance to Section 202.3 (Area and Bulk), 640.C (Side Setbacks), 640.E (Density Requirements) and a special exception to Section 640 (Single Family Attached Dwelling) in order to construct six single family attached dwelling units. The property is located at 670 Baer Avenue in the R-8 zone.

Timothy Dunn made a motion that the Board disapprove the request in that it does not meet the standards for variance under 502.3 subsection D, E, and F would also be included.

Frederick Stine second the motion. The motion was carried by a unanimous vote 4-0.

Case Z08-23 - Stone Ridge Development Corporation, 330 Dubs Church Road, Hanover, PA 17331.

Applicant is requesting a variance to Section 206.3 (Area and Bulk), 206.4 (Density Requirements) and 407.1 (Continuance and a special exception to Section 407.2 (Expansion and Alteration) in order to modify an existing structure. The property is located at 10 South Center Street in the A/O zone

Michael Brown made a motion that Board approve the request for a variance to Section 206.3 area and bulk, 206.4, and 407.1

Timothy Dunn second the motion.  
motion was carried by a unanimous vote 4-0.

Case Z08-24 - Garland W. Halter, 819/819 1/2 York Street, Hanover, PA 17331. Applicant is requesting a variance to Section 206.3 (Area and Bulk) and 407.1 (Continuance and a special exception to Section 407.3 (Replacement) in order to replace an existing structure. The property is located at 819/819 1/2 York Street in the A/O zone.

Timothy Dunn made a motion that the Board approve the request in that it meets the standards for a variance under 502.3 (A) through (F). I also would like to motion that we approve the request for the special exception in that it meets the general standards of 503.3 (A) through (E) and the specific standards of

Section 634

Michael Brown second the motion.

motion was carried by a unanimous vote 4-0

Case Z08-25 - Heather Leipold, 28 Hill Street, Hanover, PA 17331 Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to replace existing mobile home with a doublewide unit that will encroach into side setback. The property is located at 32 Hill Street in the R-15 zone.

Timothy Dunn made a motion that the Board approve the Applicant's requests in that it meets the standards for a variance under Section 502.3 (A) through (F) with the stipulation that the variance be two foot variance into the side setback from the paper alley as per the Applicant's request

Michael Brown second the motion.

motion was carried by a unanimous vote 4-0

Case Z08-26 - Jason Hertz, 44 Allen Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 300.9C (Utility Sheds) in order to maintain shed height that exceeds the maximum height The property is located at 44 Allen Drive in the R-15 zone.

Timothy Dunn made a motion that the Board

approve the Applicant's request under the standards of 502.2 (A) through (F)

Michael Brown second the motion. The motion was carried by a vote 3-1 with Frederick Stine dissenting.

Case Z08-27 - Kelly Kinion, 158 Forry Avenue, Hanover, PA 17331. Applicant is requesting a special exception to Section 618 (Home Occupation) in order to operate a tax preparation office at her home. The property is located at 158 Forry Avenue in the R-8 zone

Frederick Stine made a motion that the special exception be granted in that it meets the provisions of Section 503.3 (A) through (E) and also the specific standards of 618.

Timothy Dunn second the motion. The motion was carried by a unanimous vote 4-0

Case Z08-28 - Carey and Mary Crumling, 380 Sonny Street, Hanover, PA 17331 Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct a front porch that encroaches into the setbacks. The property is located at 380 Sonny Street in the R-15 zone

Timothy Dunn made a motion that the Board

approve the Applicant's request in that it meets the standards for Section 502.3 (A) through (F), 6 x 6' front porch

Frederick Stine second the motion. The motion was carried by a unanimous vote 4-0.

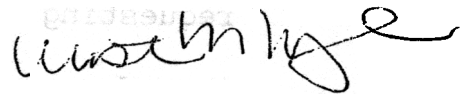
Case Z08-29 - George L. and Patricia A. Zimmerman, 27 Glendale Street, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct a two-car garage that encroaches into the side setbacks. The property is located at 27 Glendale Street in the R-8 zone.

Frederick Stine made a motion that the variance be granted in that it meets the standards for Section 502.3 (A) through F.

Timothy Dunn second the motion. The motion was carried by a unanimous vote 4-0

The meeting was adjourned at 10:20 p.m.

Respectfully Submitted,



Christine M. Myers

Court Reporter