

Penn Township Zoning Hearing Board

Minutes for Tuesday, April 9, 2024

The Penn Township Zoning Hearing Board met Tuesday, April 9, 2024, at 7:00 p.m. to hear two requests.

The meeting was called to order and roll call was taken and members present were as follows: David Baker, Chairman; Troy Thomason, Vice Chairman; Ronald Fanelli, Member; Mary Welsh, Member; and Donna Leone, Member. Also present was Charles Rausch, Esquire, solicitor to the Zoning Hearing Board; and Robert Smith, Zoning Officer.

All properties were properly advertised and posted, and all legal notices properly published. Ronald Fanelli made a motion to approve the Minutes from March 12, 2024. The motion was second by Donna Leone and approved unanimously.

ZHB24-01 – **333 Realty LLC, c/o Buck M. Stuckey, Sole Member represented by Barley Snyder**, 100 East Market Street, York, PA 17401.

The Applicant is requesting a special exception to Sections 407.2 (Expansion and Alteration); a variance to Section 400.1 (Front Setbacks from Major or Minor Arterials); and Section 300.3 (Fences and Walls); and an appeal to a previous Zoning

Hearing Board Decision in order to construct an addition and a fence to an existing assisted living home. The property is located at 3101 Grandview Road in the R-15 zone.

Ronald Fanelli made a motion to disapprove the special exception to Section 407.2 in that the Applicant did not meet the standards under Section 503.

Mary Welsh second the motion and it was approved unanimously.

Ronald Fanelli made a motion to disapprove the variances to Sections 400.1 and 303.3 in that the Applicant did not meet the standards under Section 502.

Mary Welsh second the motion and it was approved unanimously.

ZHB24-02 – **Daman, Ryan S. represented by Roberto Ugarte, Becker Law Group, P.C.,** 529 Carlisle Street, Hanover, PA 17331. The Applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to operate a motorcycle /ATV repair shop / storage facility. The property is located at 502 Meade Avenue in the R-8 Zone.

Donna Leone made a motion to approve a continuance until next

month's zoning hearing on May 14, 2024.

Mary Welsh second the motion and it was approved
unanimously.

The meeting was adjourned at 9:30 p.m.

Respectfully Submitted,

Christine Myers, RPR