

Penn Township Zoning Hearing Board

Minutes for Tuesday, January 10, 2012

The Penn Township Zoning Hearing Board met on Tuesday, January 10, 2012, at 7:00 p.m. to hear one request.

The meeting was called to order and roll call was taken and members present were as follows: Michael Brown, Chairman, Frederick Stine, Vice Chairman; Gary LeFevre, Member; and David Colgan, Member. Also present was John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

Frederick Stine made a motion to nominate Michael Brown as Chairman for 2012. The motion was second by David Colgan and approved unanimously. David Colgan made a motion to nominate Frederick Stine for Vice Chairman of 2012. The motion was second by Gary LeFevre and approved unanimously.

All properties were properly advertised and posted and all legal

notices properly published. Gary LeFevre made a motion to approve the Minutes from October 11, 2011. The motion was second by Frederick Stine and approved unanimously.

Z12-01 – Brookside LLC, 330 Dubs Church Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 202.2 (Uses by Special Exception) in order to construct multi-family dwellings. The property is located on Brookside Avenue in the R-8 zone.

Frederick Stine made a motion to approve the request for continuance until February 14, 2012. David Colgan second the motion and it was approved unanimously.

The meeting was adjourned at 8:35 p.m.

Respectfully Submitted,

Christine M. Myers

Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, February 14, 2012

The Penn Township Zoning Hearing Board met on Tuesday, February 14, 2012, at 7:00 p.m. to hear four requests.

The meeting was called to order and roll call was taken and members present were as follows: Michael Brown, Chairman; and David Colgan, Member; Paul McAndrews, Member. Also present was John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer. Frederick Stine and Gary LeFevre were absent with advance notice.

All properties were properly advertised and posted and all legal notices properly published. Paul McAndrews made a motion to approve the Minutes from January 12, 2012. The motion was second by David Colgan and approved unanimously.

Z12-01 – Brookside LLC, 330 Dubs Church Road, Hanover, PA 17331.

Applicant is requesting a special exception to Section 202.2 (Uses by Special Exception) in order to construct multi-family dwellings. The property is located on Brookside Avenue in the R-8 zone.

David Colgan made a motion to approve the request for special exception in that it meets the requirements of Section 503.3 (a) through (e) with the condition

David Colgan made a motion to approve the request for three variances in that they all meet the requirements for Section 502.3 (a) through (f) with the condition that off-street parking will be provided for the rental property as part of the subdivision plan. Paul McAndrews second the motion and it was approved unanimously.

Z12-05 WRD Hanover, LP, 123 Coulter Avenue, Suite 200, Ardmore, PA 19002. Applicant is requesting a variance to Section 306.3a (Non-Residential Access Driveway) in order to construct a new access drive that will exceed the maximum number of drives per lot. The property is located at North Point Plaza on West Eisenhower Drive in the H/B zone.

Michael Brown made a motion to approve the request for variance in that it meets the requirements for Section 502.3 (a) through (f). David Colgan second the motion and it was approved unanimously.

The meeting was adjourned at 9:20 p.m.

Respectfully Submitted,

Christine M. Myers

Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, September 11, 2012

The Penn Township Zoning Hearing Board met on Tuesday, September 11, 2012, at 7:00 p.m. to hear three requests.

The meeting was called to order and roll call was taken and members present were as follows: Michael Brown, Chairman; Frederick Stine, Vice Chairman; and David Colgan, Member; Gary LeFevre, Member; and Paul McAndrew, Member. Also present was John J. Baranski, 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. Paul McAndrew made a motion to approve the Minutes from February 14, 2012. The motion was second by David Colgan and approved by a vote 3 to 0. Frederick Stine and Gary LeFevre abstained from voting as they were not present.

Z12-07 – Blake Lippy, 248 Glenville Road, Hanover, PA

17331. Applicant is requesting a variance to Section 306.3 (Non-Residential Access Driveway) b2) setbacks, all access drives shall be located at least ten (10) feet from any side and/or rear property lines. And a variance to Section 306.3 d) access drive width, in no case shall any access drive cartway be less than eighteen (18) feet wide. Applicant also requests a special exception to Section 311 (Street Access) the lot of any dwelling hereafter erected shall abut a public street unless otherwise authorized by Special Exception. The property is located at the rear of 903 Baltimore Street in the Shopping/Commerical zone.

David Colgan made a motion to approve the request for variance in that it meets the requirements of Section 502.3 (a) through (f) and also special exception in that it meets the requirements of Section 503.3 (a) through (e) with the two conditions that the lot remains unbuildable and the Applicant withdraws their subdivision plan dated February 2, 2012. Gary LeFevre second the motion and it was approved unanimously.

Z12-08 - Christopher Trone, 350 Third Street, Hanover, PA

17331. Applicant is requesting a special exception to Section 202.2 (Uses by Special Exception) in order to construct townhouse rentals. The property is located at 96-100 Bowman Road in the R-8 zone.

Paul McAndrew made a motion to approve the request for special exception in that it meets the requirements for Section 503.3 (a) through (e)

and Section 628. Michael Brown second the motion and it was approved by a vote 4 to 0. David Colgan abstain from voting.

Z12-09 - Brooks Rankin c/o R & R Fitness, LLC, 1665

Broadway, Hanover, PA 17331. Applicant is requesting a variance to Section 303 (Off-Street Parking-Case #Z07-08) in order to conduct outdoor activities. The property is located at 1665 Broadway in the S/C zone.

Frederick Stine made a motion to deny the request for variance in that it does not meet the requirements for Section 502.3 (a) through (f).

Michael Brown second the motion and it was denied unanimously.

The meeting was adjourned at 9:15 p.m.

Respectfully Submitted,

Christine M. Myers

Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, October 9, 2012

The Penn Township Zoning Hearing Board met on Tuesday, October 9, 2012, at 7:15 p.m. to hear two requests.

The meeting was called to order and roll call was taken and members present were as follows: Michael Brown, Chairman; Frederick Stine, Vice Chairman; and David Colgan, Member; Gary LeFevre, Member; and Paul McAndrew, Member. Also present was John J. Baranski, 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. Paul McAndrew made a motion to approve the Minutes from September 11, 2012. The motion was second by Gary LeFevre and approved by a vote 5 to 0.

Z12-10 – Chad Martin, 541 Blooming Grove Road, Hanover, PA 17331. Applicant is requesting a variance to Section 303.2d (Development and Maintenance of Parking Facilities) in order to construct a driveway that does not meet ordinance requirements. The property is located at 541 Blooming Grove Road in the R-40 zone.



Paul McAndrew made a motion to approve the request for variance in that it meets the requirements of Section 502.3 (a) through (f) that the driveway be required to have a 50 feet of pavement, 15 feet wide from Blooming Grove Road back 50 feet, and then the remainder of the lane to be 11 feet wide and stone until the paved portion closer to the home, which will be 26 x 26 turnaround pad. David Colgan second the motion and it was approved unanimously.

Z12-11 - South West Crossing, LLC, 330 Dubs Church Road, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct decks on multi-family dwellings that encroach into the setback requirements. The property is located at Mustang Drive in the R-8 zone.

David Colgan made a motion to approve the request for variance in that it meets the requirements for Section 502.3 (a) through (f). Paul McAndrew second the motion and it was approved by a vote 4 to 1. Michael Brown casting the dissenting vote.

The meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Christine M. Myers

Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, November 13, 2012

The Penn Township Zoning Hearing Board met on Tuesday, November 13, 2012, at 7:00 p.m. to hear one request.

The meeting was called to order and roll call was taken and members present were as follows: Michael Brown, Chairman; David Colgan, Member; and Gary LeFevre, Member. Frederick Stine was absent with notice and Paul McAndrew was absent without notice. Also present was John J. Baranski, 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. Gary LeFevre made a motion to approve the Minutes from October 9, 2012. The motion was second by Michael Brown and approved unanimously.

Z12-12 – Charles E. Lehigh, Elizabeth M. Lehigh, Paul M. Lehigh and Samuel M Lehigh, 2390 Grandview Road, Hanover, PA 17331. Applicant is requesting a variance to Section 205.3 (Area and Bulk Regulations) in order to subdivide a tract of land that does not meet the minimum lot regulations. The property is located at 2392 Grandview Road in the R-40 zone.

Penn Township Zoning Hearing Board

Minutes for Tuesday, December 11, 2012

The Penn Township Zoning Hearing Board met on Tuesday, December 11, 2012, at 7:00 p.m. to hear one request.

The meeting was called to order and roll call was taken and members present were as follows: Michael Brown, Chairman; Frederick Stine, Vice Chairman; David Colgan, Member; Gary LeFevre, Member; and Paul McAndrew, member. Also present was John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board; John Menges, Zoning Officer; and Matt Swanner, assistant.

All properties were properly advertised and posted and all legal notices properly published. David Colgan made a motion to approve the Minutes from November 13, 2012. The motion was second by Paul McAndrew and approved by a vote 4 to 1 with Frederick Stine abstaining.

Z12-14 – Katie Bair, 741 Black Rock Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 618 (Home Occupation) in order to operate a one-chair hair salon in a single-family dwelling. The property is located at 741 Black Rock Road in the R-15 zone.

Paul McAndrew made a motion to approve the request for special exception in that it meets the requirements of Section 503.3 (a) through (e). Gary LeFevre second the motion and it was approved unanimously.

The meeting was adjourned at 7:20 p.m.

Respectfully Submitted,

Christine M. Myers

Court Reporter