

Penn Township Zoning Hearing Board

Minutes for Tuesday, March 11, 2025

The Penn Township Zoning Hearing Board met Tuesday, March 11, 2025, 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: Troy Thomason, Vice Chairman; Mary Welsh, Member; and Donna Leone, member. David Baker, Chairman, was absent with notice. Eric Holey, Esquire, solicitor to the Zoning Hearing Board; and Beth LeFevre, Zoning Officer, were present.

All properties were properly advertised and posted, and all legal notices properly published. Donna Leone made a motion to approve the February 11, 2025, Minutes. Mary Welsh second the motion and it was approved unanimously.

ZHB01-25 – **Lehman, Kimberly A. & Eric A.**, 110 Black Rock Road, Hanover, PA 17331. The Applicant is requesting a special exception to Section 322 (Uses not Provided for) in order to operate a short-term rental. The property is located at 110 Black Rock Road, Hanover, PA 17331 in the R-15 Zone.

Donna Leone made a motion to approve the special exception with the following conditions: 1. The Applicants will be the real estate agent,

advertise the property, manage and maintain the property. 2. Comply with a permanent 4-foot-high fence around the pool and other code requirements. 3. The House Rules will be posted with the amendment of the maximum occupancy of no more than 6 guests. Mary Welsh second the motion and it was approved unanimously.

ZHB02-25 – **Eckenrode, Jason**, 612 Frederick Street, Hanover, PA 17331. The Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) and a variance to Section 612(d) (Expansion of Nonconformity) in order to construct an expansion on an existing nonconforming building. The property is located at 612 Frederick Street, Hanover, PA 17331 in the H/B Zone.

Troy Thomason made a motion on the Applicant's request with the following conditions: 1. The 20-foot side setback will be adhered to following a formal survey. 2. There will be a "No Thru-way Traffic" sign posted at the Frederick Street entrance to the neighboring property. 3. All nonconforming structures will be removed. 4. After formal survey dumpsters will be placed on the property. 5. "Employee Only Parking" signs will be posted along the alleyway in the rear of the property. Mary Welsh second the motion and it was approved unanimously.

The meeting was adjourned at 9:05 p.m.

Respectfully Submitted,

Christine Myers, RPR