

PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, JANUARY 14, 2025 @ 7:00 P.M.

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag
3. Reorganization
4. Review and approve/disapprove minutes for September 10, 2024 and November 12, 2024 and December 10, 2024
5. Review and approve/disapprove the following zoning appeals:

ZHB24-24- Luckenbaugh, Steven D. Jr. & Melissa S., 700 Wilson Avenue, Hanover, PA 17331. The applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to adjust the property boundary between two parcels through an add-on subdivision to modify a nonconforming existing lot. The property is located at 700 Wilson Avenue, Hanover, PA 17331 in the I Zone.

ZHB24-25- CM Cooper Properties, LLC, 1655 High Point Lane, Spring Grove, PA 17362. The applicant is requesting a special exception to Section 202.2 (Use Regulations) in order to construct a single-family attached dwelling. The properties are located at 595 and 597 McAllister Street, Hanover, PA 17331 in the R-8 Zone.

6. Approval of Settlement Agreement with Homewood at Plum Creek

PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, FEBRUARY 11, 2025 @ 7:00 P.M.

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag
3. Review and approve/disapprove minutes for January 14, 2025
4. Review and approve/disapprove the following zoning appeals:

ZHB25-01 - Lehman, Kimberly A. and 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.

5. Approval of Settlement Agreement with Homewood at Plum Creek

PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, MARCH 11, 2025 @ 7:00 P.M.

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag
3. Review and approve/disapprove minutes for February 11, 2025
4. Review and approve/disapprove the following zoning appeals:

ZHB25-01 - Lehman, Kimberly A. and 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.

ZHB25-2- 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.

PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, June 10, 2025 @ 7:00 P.M.

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag
3. Review and approve/disapprove minutes for March 11, 2025
4. Review and approve/disapprove the following zoning appeals:

ZHB23-21- Homewood at Hanover PA Inc., 425 Westminster Avenue, Hanover, PA 17331. The applicant is requesting an extension under Sections 502.1 (Filing of Variance) and 503.4 (Additional Conditions) to a previously approved request for a variance to Section 635(d) to increase lot coverage from 35% to 37.5%; a variance to Sections 203.3 and 204.3 to exceed the maximum allowable building height; and a special exception to Sections 203.2 and 625 to allow the use of retirement village on Lot 44-CD-76A (770 Frederick Street) and Lot 08L-15-0052-000 (Hanover Pike). The properties are located at 425 Westminster Avenue and 770 Frederick Street in the Highway Business zone, R-15 zone, and R-22 zone.

ZHB25-04 – St. Joseph’s Church, 5125 Grandview Road, Hanover, PA 17331. The applicant is requesting a special exception to Section 407.2a (Expansion and Alteration) in order to expand an existing nonconforming use to construct additional classrooms. The property is located at 5125 Grandview Road, Hanover, PA 17331 in the R-22 Zone.

PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, July 8, 2025 @ 7:00 P.M.

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag
3. Review and approve/disapprove minutes for June 10, 2025
4. Review and approve/disapprove the following zoning appeals:

ZHB24-19- Garcia Zepeda, Martin & Barajas, Blanca, 299 Wirt Avenue, Rear, Hanover, PA 17331. The applicant is requesting a six (6) month extension under Section 504.3c (Additional Conditions) to a previously approved special exception that is due to expire on August 13, 2025. The special exception was to Section 407.2 (Expansion and Alteration) in order to demolish the existing dealership and construct a new building with a residence above. The property is located at 299 Wirt Avenue, Hanover, PA 17331 in the R-8 Zone.

ZHB25-05 – Paulus, Jeffrey, Berlin St. Associates 914 Trust, 219 York Street, Hanover, PA 17331. The applicant is requesting a special exception to Section 202.2 (Uses by Special Exception) in order to construct a three-unit multi-family dwelling. The property is located at 108 Bowman Road/350 S Center Street in the R-8 Zone.

ZHB25-06 – DiMaggio, Julie, P.O. Box 2151, Westminster, MD 21158. The applicant is requesting a variance to Section 300.8a (Swimming Pools/Garden Pools) in order to construct an above-ground pool in the rear setback. The property is located at 1676 Taylor Drive, Hanover, PA 17331 in the R-22 Zone.

PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, September 9, 2025 @ 7:00 P.M.

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag
3. Review and approve/disapprove minutes for July 8, 2025
4. Review and approve/disapprove the following zoning appeals:

ZHB25-07 – Urick, Daniel and Kathy, 345 Westminster Avenue, Hanover, PA 17331. The applicant is requesting a special exception to Section 203.2 (Use Regulation) in order to operate a hair salon in the home as a home occupation. The property is located at 209 Park Heights Boulevard, Hanover, PA 17331 in the R-15 Zone.

PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, November 11, 2025 @ 7:00 P.M.

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag
3. Review and approve/disapprove minutes for September 9, 2025
4. Review and approve/disapprove the following zoning appeals:

ZHB25-08 – Rodgers, Daniel, 7978 Woodland Drive, Hanover, PA 17331.
The applicant is requesting a special exception to Section 203.2 (Use Regulation) and Section 311 (Street Access) in order to construct a single-family dwelling with in-law quarters on a lot that does not directly abut a public street. The property is located at Beck Mill Road, Hanover, PA 17331 in the R-15 Zone.

PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, December 9, 2025 @ 7:00 P.M.

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag
3. Review and approve/disapprove minutes for November 11, 2025
4. Review and approve/disapprove the following zoning appeals:

ZHB25-08 – Rodgers, Daniel, 7978 Woodland Drive, Hanover, PA 17331. The applicant is requesting a special exception to Section 203.2 (Use Regulation) and Section 311 (Street Access) in order to construct a single-family dwelling with in-law quarters on a lot that does not directly abut a public street. The property is located at Beck Mill Road, Hanover, PA 17331 in the R-15 Zone.

ZHB25-11 – Rodgers, Daniel, 7978 Woodland Drive, Hanover, PA 17331. The applicant is requesting a variance to Section 311 (Street Access) in order to utilize an undedicated street that does not meet the fifty (50) foot minimum right-of-way requirement for access in order to construct a single-family dwelling. The property is located at Beck Mill Road, Hanover, PA 17331 in the R-15 Zone.

ZHB25-10 – Sabol, James, 1520 Maple Lane, Hanover, PA 17331. The applicant is requesting a variance to Section 300.3 (Fences) in order to construct a fence in the front yard area that exceeds the maximum three (3) foot height. The property is located at 1520 Maple in the R-15 zone.