

PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, January 9, 2024 @ 7:00 P.M.

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag
3. Reorganization
4. Review and approve/disapprove December 12, 2023
5. 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 a special exception to Sections 201.2 (Use Not Provided For), 203.2 (Use Regulations), 204.2 (Retirement Village), 203.2 (Model Home/Sales office), 627 (Model Home/Sales Office), and 635 (Retirement Village); a variance to Sections 203.2 (Use Regulations), 203.3 (Area and Bulk Regulations), 204.2 (Use Regulations), 204.3 (Building Height), 303.1 (Parking Requirements), 204.3 (Lot Coverage), 635(d) (Lot Coverage), and 635(h)(Proximity of Structures to Lot or Street Lines); and an interpretation of Sections 201.3 (Accessory Uses and Structures), 203.2 (Area and Bulk Regulations), 204.2 (Use Regulations), 635 (Retirement Village), 635(h) (Proximity of Structures to Lot or Street Lines), and 627 (Model Home and/or Sales Office) of the zoning ordinance, in order to develop the properties into a Retirement Village. The properties are located at 425 Westminster Avenue and 770 Frederick Street in the Highway Business zone, R-15 zone, and R-22 zone.

PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, February 13, 2024 @ 7:00 P.M.

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag
3. Reorganization
4. Review and approve/disapprove December 12, 2023
5. 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 a special exception to Sections 201.2 (Use Not Provided For), 203.2 (Use Regulations), 204.2 (Retirement Village), 203.2 (Model Home/Sales office), 627 (Model Home/Sales Office), and 635 (Retirement Village); a variance to Sections 203.2 (Use Regulations), 203.3 (Area and Bulk Regulations), 204.2 (Use Regulations), 204.3 (Building Height), 303.1 (Parking Requirements), 204.3 (Lot Coverage), 635(d) (Lot Coverage), and 635(h)(Proximity of Structures to Lot or Street Lines); and an interpretation of Sections 201.3 (Accessory Uses and Structures), 203.2 (Area and Bulk Regulations), 204.2 (Use Regulations), 635 (Retirement Village), 635(h) (Proximity of Structures to Lot or Street Lines), and 627 (Model Home and/or Sales Office) of the zoning ordinance, in order to develop the properties into a Retirement Village. The properties are located at 425 Westminster Avenue and 770 Frederick Street in the Highway Business zone, R-15 zone, and R-22 zone.

PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, March 12, 2024 @ 7:00 P.M.

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag
3. Review and approve/disapprove February 13, 2024
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 a special exception to Sections 201.2 (Use Not Provided For), 203.2 (Use Regulations), 204.2 (Retirement Village), 203.2 (Model Home/Sales office), 627 (Model Home/Sales Office), and 635 (Retirement Village); a variance to Sections 203.2 (Use Regulations), 203.3 (Area and Bulk Regulations), 204.2 (Use Regulations), 204.3 (Building Height), 303.1 (Parking Requirements), 204.3 (Lot Coverage), 635(d) (Lot Coverage), and 635(h)(Proximity of Structures to Lot or Street Lines); and an interpretation of Sections 201.3 (Accessory Uses and Structures), 203.2 (Area and Bulk Regulations), 204.2 (Use Regulations), 635 (Retirement Village), 635(h) (Proximity of Structures to Lot or Street Lines), and 627 (Model Home and/or Sales Office) of the zoning ordinance, in order to develop the properties into a Retirement Village. The properties are located at 425 Westminster Avenue and 770 Frederick Street in the Highway Business zone, R-15 zone, and R-22 zone.

PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, APRIL 9, 2024 @ 7:00 P.M.

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag
3. Review and approve/disapprove March 12, 2024
4. Review and approve/disapprove the following zoning appeals:

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 Section 407.2 (Expansion and Alteration); a variance to Section 400.1 (Front Setbacks from Major or Minor Arterials) and Section 300.3 (Fences & 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.

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.

PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, MAY 14, 2024 @ 7:00 P.M.

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag
3. Review and approve/disapprove April 9, 2024
4. Review and approve/disapprove the following zoning appeals:

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.

ZHB24-03- Free, Lindsay, 575 South Franklin Street, Hanover, PA 17331. The applicant is requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to construct an accessory building which does not meet the rear setback requirements. The property is located at 575 South Franklin Street in the R-15 Zone.

ZHB24-04-Marsh, John, 8 Allen Drive, Hanover, PA 17331. The applicant is requesting a variance to Sections 203.3 (Area and Bulk Regulations) and 300.2 (Accessory Structure Nonattached) in order to construct a 2 car garage which does not meet the side setback requirements. The property is located at 8 Allen Drive in the R-15 Zone.

ZHB24-05- Cellco Partnership d/b/a Verizon Wireless represented by McNees Wallace & Nurick LLC, 100 Pine Street, Harrisburg, PA 17101. The applicant is requesting a variance to Sections 207.2 (Use Regulations), 608(a), 608(e)(8) and 608(e)(10)(a) (Communication, Transmitting and Receiving Facilities) in order to construct and operate a wireless communications facility. The property is located at 1019 Baltimore Street, Hanover, PA 17331 in the S/C Zone. – **Withdraw Letter**

ZHB24-06- Silbaugh Investors LP #5 represented by Barley Snyder, 100 East Market Street, York, PA 17401. The applicant is requesting a variance to Section 207.2 (Use Regulations), special exception to Section 322 (Uses Not Provided For) and interpretation to Section 103 (Definitions) in order to construct a market master office and quarters within an existing building. The property is located at 1649 Broadway, Hanover, PA 17331 in the S/C Zone. -**Extension Letter**

ZHB24-07- Neiderer, George, 1016 York Street, Hanover, PA 17331. The applicant is requesting a variance to Section 208.3 (Area and Bulk Regulations) in order to have an accessory building in the setbacks. The property is located at 1016 York Street, Hanover, PA 17331 in the H/B Zone.

PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, JUNE 11, 2024 @ 7:00 P.M.

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag
3. Review and approve/disapprove May 14, 2024
4. Review and approve/disapprove the following zoning appeals:

ZHB24-06- Silbaugh Investors LP #5 represented by Barley Snyder, 100 East Market Street, York, PA 17401. The applicant is requesting a variance to Section 207.2 (Use Regulations), special exception to Section 322 (Uses Not Provided For) and interpretation to Section 103 (Definitions) in order to construct a market master office and quarters within an existing building. The property is located at 1649 Broadway, Hanover, PA 17331 in the S/C Zone.

ZHB24-08 Fleck, Bridget, 132 Ruel Avenue, Hanover, PA 17331. The applicant is requesting a variance to Section 300.2 (Accessory Structure Nonattached) in order to permit an accessory structure in the side setbacks. The property is located at 132 Ruel Avenue in the R-15 Zone.

ZHB24-09 Mosier, DVM, Jennifer, represented by Barley Snyder, 100 East Market Street, York, PA 17401. The applicant is requesting a variance to Section 207.2 (Use Regulations) in order to allow an animal hospital in the Shopping Commercial Zone. The property is located at 1139 Baltimore Street in the S/C Zone.

ZHB24-10- Frederick Street Properties, LLC, 148 Penn Street, Hanover, PA 17331. The applicant is requesting a variance to Sections 404 (Division of Built-On Lots), 206.3 (Area and Bulk Regulations) and 303.1 (Off-Street Parking) in order to subdivide existing properties to create single family residences. The properties are located at 500, 502 and 506-518 Frederick Street, Hanover, PA 17331 in the A/O Zone.

ZHB24-11- CAC Property LLC, 1035 High Street, Hanover, PA 17331. The applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to expand an existing animal hospital. The property is located at 1035 High Street, Hanover, PA 17331 in the R-15 Zone.

ZHB24-12- Keel, LP, Spring Garden Street, Hanover, PA 17331. The applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) and a variance to Sections 612(f) and 612(g) (Expansion of Nonconformity) in order to construct an expansion on an existing nonconforming building. The property is located at Spring Garden Street, Hanover, PA 17331 in the I Zone.

PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, JULY 9, 2024 @ 7:00 P.M.

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag
3. Review and approve/disapprove June 11, 2024
4. Review and approve/disapprove the following zoning appeals:

ZHB24-06- Silbaugh Investors LP #5 represented by Barley Snyder, 100 East Market Street, York, PA 17401. The applicant is requesting a variance to Section 207.2 (Use Regulations), special exception to Section 322 (Uses Not Provided For) and interpretation to Section 103 (Definitions) in order to construct a market master office and quarters within an existing building. The property is located at 1649 Broadway, Hanover, PA 17331 in the S/C Zone. (Withdraw)

ZHB24-13- Rodgers, Dan, represented by Barley Snyder, 14 Center Square, Hanover, PA 17331. The applicant is requesting a special exception to Section 311 (Street Access) in order to allow subdivision of a tract of land that does not abut a public street. The property is located on Beck Mill Road in the R-15 Zone.

ZHB24-14- Lissette, Dylan B. & Stacie R., represented by Barley Snyder, 100 East Market Street, York, PA 17401. The applicant is requesting a variance to Section 204.2 (Use Regulations) and 300.3 (Fences and Walls) in order to extend a fence on an adjacent lot which is comprised of three vacant parcels. The properties are located at 133, 135 & 139 Quartz Ridge Road, Hanover, PA 17331 in the R-22 Zone.

ZHB24-15- Sheely, Andrew M. & Rebecca A., 35 Penn Circle, Hanover, PA 17331. The applicant is requesting a variance to Section 300.2 (Accessory Structure Nonattached) in order to place an accessory structure, nonattached, in a side yard. The property is located at 35 Penn Circle, Hanover, PA 17331 in the R-15 Zone.

ZHB24-16- Cellco Partnership d/b/a Verizon Wireless represented by McNees Wallace & Nurick LLC, 100 Pine Street, Harrisburg, PA 17101. The applicant is requesting a variance to Sections 207.2 (Use Regulations), 608(a), 608(e)(8), 608(e)(10)(a) (Communication, Transmitting and Receiving Facilities) and 502.1 (Filing of a variance) in order to construct and operate a wireless communications facility. The property is located at 1019 Baltimore Street, Hanover, PA 17331 in the S/C Zone. (Continuance)

PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, AUGUST 13, 2024 @ 7:00 P.M.

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag
3. Review and approve/disapprove July 9, 2024
4. Review and approve/disapprove the following zoning appeals:

ZHB24-13- Rodgers, Dan, represented by Barley Snyder, 14 Center Square, Hanover, PA 17331. The applicant is requesting a special exception to Section 311 (Street Access) in order to allow subdivision of a tract of land that does not abut a public street. The property is located on Beck Mill Road in the R-15 Zone.
(Withdraw)

ZHB24-16- Cellco Partnership d/b/a Verizon Wireless represented by McNees Wallace & Nurick LLC, 100 Pine Street, Harrisburg, PA 17101. The applicant is requesting a variance to Sections 207.2 (Use Regulations), 608(a), 608(e)(8), 608(e)(10)(a) (Communication, Transmitting and Receiving Facilities) and 502.1 (Filing of a variance) in order to construct and operate a wireless communications facility. The property is located at 1019 Baltimore Street, Hanover, PA 17331 in the S/C Zone.

ZHB24-18- Shorb, William, 1403 Baltimore Street, Hanover, PA 17331. The applicant is requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to construct an accessory structure which does not meet the rear setback requirements. The property is located on 1403 Baltimore Street in the R-15 Zone.

ZHB24-19- Garcia Zepeda, Martin & Barajas, Blanca, 299 Wirt Avenue, Rear, Hanover, PA 17331. The applicant is requesting a special exception 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.

PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, APRIL 9, 2024 @ 7:00 P.M.

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag
3. Review and approve/disapprove March 12, 2024
4. Review and approve/disapprove the following zoning appeals:

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 Section 407.2 (Expansion and Alteration); a variance to Section 400.1 (Front Setbacks from Major or Minor Arterials) and Section 300.3 (Fences & 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.

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.

PENN TOWNSHIP ZONING HEARING BOARD
AGENDA
TUESDAY, SEPTEMBER 10, 2024 @ 7:00 P.M.

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag
3. Review and approve/disapprove August 13, 2024
4. Review and approve/disapprove the following zoning appeals:

ZHB24-20- Russell, Bernadette M., 10 Walloby Lane, Hanover, PA 17331.
The applicant is requesting a variance to Section 300.3 (Fences and Walls) in order to have a fence that exceeds the maximum height of three (3) feet in a front yard area. The property is located at 10 Walloby Lane, Hanover, PA 17331 in the R-40 zone.

PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, NOVEMBER 12, 2024 @ 7:00 P.M.

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

ZHB24-21- Freiert, Cristianne & Joseph, 168 Windsor Court, Hanover, PA 17331. The applicant is requesting a variance to Section 202 (R-8 Urban Residential Zone) and a special exception to Section 201.2 / 322 (Uses Not Provided For) in order to have a short-term rental. The property is located at 215 Westminster Avenue, Hanover, PA 17331 in the R-8 zone. Extension Request

ZHB24-22- Snyder's-Lance, Inc. One Campbell Place, Camden, NJ 08103. The applicant is requesting a variance to Sections 203.2 (R-15 Zone Use Regulations) and 209.2 (Industrial Zone Use Regulations) and to appeal a notice of violation from the Zoning Officer in order to allow sheep on the property for maintenance purposes. The property is located at 1401 York Street, Hanover, PA 17331 in the R-15 and I Zones. Extension Request

PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, NOVEMBER 12, 2024 @ 7:00 P.M.

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

ZHB24-21- Freiert, Cristianne & Joseph, 168 Windsor Court, Hanover, PA 17331. The applicant is requesting a variance to Section 202 (R-8 Urban Residential Zone) and a special exception to Section 201.2 / 322 (Uses Not Provided For) in order to have a short-term rental. The property is located at 215 Westminster Avenue, Hanover, PA 17331 in the R-8 zone. Extension Request

ZHB24-22- Snyder's-Lance, Inc. One Campbell Place, Camden, NJ 08103. The applicant is requesting a variance to Sections 203.2 (R-15 Zone Use Regulations) and 209.2 (Industrial Zone Use Regulations) and to appeal a notice of violation from the Zoning Officer in order to allow sheep on the property for maintenance purposes. The property is located at 1401 York Street, Hanover, PA 17331 in the R-15 and I Zones. Extension Request