

Penn Township Zoning Hearing Board

Minutes for Tuesday, January 14, 2025

The Penn Township Zoning Hearing Board met Tuesday, January 14, 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: David Baker, Chairman; Troy Thomason, Vice Chairman; Mary Welsh, Member; and Donna Leone, member; and Dennis Penn, member. Charles A. Rausch, Esquire, solicitor to the Zoning Hearing Board; and Beth LeFevre, Zoning Officer, were present.

Mary Welsh made a motion nominating Troy Thomason as Vice Chairman. The motion was second by Donna Leone and approved unanimously. Troy Thomason made a motion nominating David Baker as Chairman. The motion was second by Mary Welsh and passed unanimously.

All properties were properly advertised and posted, and all legal notices properly published. David Baker indicated since there are no changes to the Minutes from September 10, 2024; November 12, 2024; and December 10, 2024, they will stand approved as written.

ZHB24-24 – Luckenbaugh, Steven D. & 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.

Troy Thomason made a motion to approve the special exception as it meets the standards in Section 612. Mary Welsh second the motion and it was approved unanimously.

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 property is located 597 McAllister Street, Hanover, PA 17331 in the R-8 Zone.

Donna Leone made a motion to approve the special exception under the condition that they conform to Article 6, Section 640 (a) through (g) and Article 5, Section 503.3 (a) through (e). Troy Thomason second the motion and it was approved unanimously.

The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Christine Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, February 11, 2025

The Penn Township Zoning Hearing Board met Tuesday, February 11, 2025, 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: David Baker, Chairman; Troy Thomason, Vice Chairman; Mary Welsh, Member; and Donna Leone, member; and Dennis Penn, member. 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. Mary Welsh made a motion to approve the January 15, 2025, Minutes. Donna Leone 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.

David Baker made a request to table the special exception until next month and have the Applicants provide additional documentation, such as printed house rules and plans, advertising plans, and how the safety concerns will be

addressed, especially a 4-foot high fence around the pool, etc.

Approval of Settlement Agreement with Homewood at Plum Creek. Troy Thomason made a motion to approve the solicitor to execute and sign the agreement on behalf of the Zoning Hearing Board. Donna Leone second the motion and it was approved unanimously.

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Christine Myers, RPR

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

Penn Township Zoning Hearing Board

Minutes for Tuesday, June 10, 2025

The Penn Township Zoning Hearing Board met Tuesday, June 10, 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. Mary Welsh made a motion to approve the March 11, 2025, Minutes. Donna Leone second the motion and it was approved unanimously.

ZHB23-21 – Homewood at Hanover, PA, Inc., 1425 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 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, Hanover, PA 17331 in the Highway Business zone, R-15 zone, and R-22 zone.

Donna Leone made a motion to approve the extension to include Applicant's Exhibit A, In The Court of Common Pleas, York County, Pennsylvania, Civil Division, Praecipe to Settle, Satisfy, and Discontinue Case Judgement and/or Lien with Prejudice, to show documented date of February 25, 2025, to clarify that the extension will go through year February 25, 2027. Mary Welsh second the motion and it was approved unanimously.

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.

Donna Leone made a motion to approve the Applicant's request in that it meets all the criteria in Article 6, Section 612 and also takes into consideration the voices of the adjacent residents for additional landscaping buffer during the planning meetings. Mary Welsh second the motion and it was approved unanimously.

The meeting was adjourned at 8:10 p.m.

Respectfully Submitted,

Christine Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, July 8, 2025

The Penn Township Zoning Hearing Board met Tuesday, July 8, 2025, 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: David Baker, Chairman; Troy Thomason, Vice Chairman; and Mary Welsh, Member. Donna Leone, member, 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. Mary Welsh made a motion to approve June 10, 2025, Minutes. Troy Thomason second the motion and it was approved unanimously.

ZHB24-19 – **Garcia Zepeda, Martin & Barajas, Blanca.**, 299 Wirt Avenue, Hanover, PA 17331. The Applicant is requesting a six-month extension under Sections 503.4c (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.

Mary Welsh made a motion to approve the 6-month extension. Troy Thomason second the motion and it was approved unanimously.

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, Hanover, PA 17331 in the R-8 zone.

Troy Thomason made a motion to approve the special exception in that it meets all the requirements for Section 503.3 (a) through (c). Mary Welsh second the motion and it was approved unanimously.

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.

Mary Welsh made a motion to approve the variance. David Baker second the motion and it was approved unanimously.

The meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

Christine Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, September 9, 2025

The Penn Township Hearing Board met Tuesday, September 9, 2025, 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: Troy Thomason, Vice Chairman; Mary Welsh, Member; and Donna Leone, member. David Baker 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. Mary Welsh made a motion to approve July 8, 2025, Minutes. Troy Thomason second the motion and it was approved unanimously.

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

Mary Welsh made a motion to approve the special exception in that it meets all the requirements for Section 503.3. Donna Leone second the motion

and it was approved unanimously.

The meeting was adjourned at 7:18 p.m.

Respectfully Submitted,

Christine Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, November 11, 2025

The Penn Township Hearing Board met Tuesday, November 11, 2025, 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: David Baker, Chairman; Troy Thomason, Vice Chairman; Mary Welsh, Member; and Donna Leone, member. Eric W. 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. Mary Welsh made a motion to approve September 9, 2025, Minutes. Donna Leone second the motion and it was approved unanimously.

ZHB25-08 – **Rodgers, Daniel**, 7978 Woodland Drive, Hanover, PA 17331. The Applicant is requesting a special exception to Section 203.2 (Use Regulations) 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.

The Zoning Hearing Board granted a continuance to allow the Applicant to submit an application for a variance from the 50-foot road frontage and

to update Exhibit 1 to show all parties/properties that could use the access road, their agreement to an access and maintenance agreement, which would be documented and registered with the county. When completed, the continued zoning hearing will be scheduled.

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

Respectfully Submitted,

Christine Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, December 9, 2025

The Penn Township Hearing Board met Tuesday, December 9, 2025, 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: David Baker, Chairman; Troy Thomason, Vice Chairman; Mary Welsh, Member; and Donna Leone, member. Eric W. 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. Mary Welsh made a motion to approve November 11, 2025, Minutes. Donna Leone second the motion and it was approved unanimously.

ZHB25-08 – **Rodgers, Daniel**, 7978 Woodland Drive, Hanover, PA 17331. The Applicant is requesting a special exception to Section 203.2 (Use Regulations) 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.

The Zoning Hearing Board granted a continuance until January 13, 2026, to reconvene with Mr. Rodgers to bring a signed, notarized and recorded

driveway maintenance agreement with adjoining property owners along the right-of-way that allows access to the landlocked property, as well as covers the maintenance for the driveway going back to the landlocked property.

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.

The Zoning Hearing Board will also treat this application as a continuance until January 13, 2026, and will reconvene with Mr. Rodgers to cover both the special exception as well as the variance.

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 Lane in the R-15 zone.

Troy Thomason made a motion to approve the variance as it meets the standards in Section 502.3 with the condition that it has to be moved to the setback line for the side yard that is facing Ripple Drive. Mary Welsh second the motion and it was approved by a vote 3 to 1 with Donna Leone dissenting.

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

Respectfully Submitted,

Christine Myers, RPR