

**Manheim Township Zoning Hearing Board Minutes**  
**Monday, February 4, 2013**  
**6:30 P.M.**

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Attendance:

Helen Adams	Present
Patrick Trimble	Present
David Wood	Present
Edward Hoover	Absent
Gregory Strausser	Absent
Jennifer Luciani	Present

Chairman David Wood called the Zoning Hearing Board meeting to order, by explaining the Zoning Hearing Board meeting process and announcing the agenda.

**Ronald Felpel**

**Case 13-06**

130 Lincoln Street, R-3 with T-6 Urban Neighborhoods Overlay

Neil Albert stated that Caroline Hoffer Esq., Attorney for Ronald Felpel, submitted a letter requesting this hearing to be continued to the March 4, 2013 Zoning Hearing Board meeting. Mr. Albert submitted the letter as applicants exhibit one.

Tandi Book and John Thomas of 132 Lincoln Street were in attendance and had questions regarding the condemnation of this dwelling. Mr. Wood told them to contact the Planning and Zoning Department for details.

Ms. Adams moved to continue Case 13-06, Ronald Felpel, to the next regularly scheduled Manheim Township Zoning Hearing Board meeting of March 4, 2013. Ms. Luciani seconded the motion. The motion was approved 4-0.

**Calebrese Good Architect on behalf of Lancaster Resort L.P.**

**Case 13-07**

222 Eden Road, B-4 with D-R Retrofit Overlay,

Keith Good was sworn in for testimony.

Mr. Good explained the request to construct a combination of a fence, stone wall, evergreen trees and shrubbery along the street right of way of Eden Road.

Mr. Good reviewed the variance requests with the Board, regarding height of the fence and wall within the front yard, opaque wall within the front yard and distance of the fence from the street right of way.

Mr. Good stated that the zoning ordinance allows this proposed landscaping within the perimeter buffer of the property.

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Ms. Luciani moved to approve a variance of Section 2108.3. to permit a stone wall and pier portion of the streetscape wall and fence to be greater than 42 inches in height within the front yard; a variance of Section 2108.2. to permit the proposed opaque stone wall and pier portion of the streetscape wall to encroach within the front yard building setback; a variance of Section 2108.5 to permit the proposed stone wall and pier portion of the streetscape wall and fence to be closer than half the front yard setback distance from the front property line. Ms. Adams seconded the motion. The motion was approved 4-0.

The meeting was adjourned at 6:57 PM. The next regularly scheduled meeting will be held on Monday, March 4, 2013 at 6:30 P.M.

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