

**Manheim Township Zoning Hearing Board Minutes**  
**Monday, March 2, 2015**  
**6:30 P.M.**

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Attendance:

David Wood	Present
Greg Strausser	Present
Helen Adams	Absent
Jennifer Luciani	Present
David Beyer	Present
Patrick Trimble	Absent

Chairman David Wood called the meeting to order, requested a roll call and explained the meeting process and announced the agenda.

**Idriz Disdarevic** **PLZHB15015**  
**33 and 49 Echo Valley Road, R-3 Zoning District, T-5 Neffsville Overlay**

Mr. Wood asked if anyone would like to be a party to this case. Ms. Yecker stated yes, she would like to be a party to this case. Mr. Beyer made a motion to allow Sandra Yecker to be a party to this case of Idriz Disdarevic. Gregory Strausser seconded the motion. The motion was approved 4-0.

Idriz and Slavica Disdarevic, and Sandra Yecker were sworn in for testimony.

Mr. Disdarevic stated that he is constructing a house on the 49 Echo Valley Lane property. He discovered that the proposed driveway would be too steep and would have a difficult 90 degree turn to enter the garage. He is requesting to place the driveway on the neighboring 33 Echo Valley Lane property which is not as steep and would allow a better entry into the garage.

Mr. Disdarevic stated that a variance is required because the proposed driveway would go over the property line between 33 Echo Valley Lane and 49 Echo Valley Lane. In addition, a 40 foot wide access easement was created and recorded on the 33 Echo Valley Lane property to place the driveway in to protect the rights of the 49 Echo Valley Lane resident to use the proposed driveway to access their property.

Ms. Yecker noted that Mr. Disdarevic should move the property line to allow the proposed driveway to be placed on same lot as the house.

Ms. Yecker stated that she does not want to prevent Mr. Disdarevic from constructing the driveway but she voiced the following concerns: Mr. Disdarevic should remove the partially created driveway from the 49 Echo Valley Lane property, stormwater runoff from the proposed driveway may go in different directions and may erode the Echo Valley Lane cartway and affect neighboring properties, should grade the Echo Valley Lane right of way properly when constructing the driveway into the Echo Valley Lane right-of-way.

Mr. Strausser moved to approve a variance of Section 2211.2. and Section 2212.1. to permit construction of a driveway within an existing access easement that will extend over a property line. Ms. Luciani seconded the motion. The motion was approved 3-0. Mr. Becker left this

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hearing before the motion was made and therefore did not vote on the motion.

The meeting was adjourned at 7:15 PM. The next regularly scheduled meeting will be held on Monday, April 6, 2015.

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