

Manheim Township Zoning Hearing Board Minutes
Monday, August 7, 2017
6:30 P.M.

Attendance:

David Wood	Present
Greg Strausser	Present
Jennifer Luciani	Absent
David Beyer	Absent
James Stephens	Absent
Patrick Trimble	Present

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

Mr. Wood announced that a letter has been received from the Victory Church, case number PLZHB196, requesting the case to be continued to Monday, October 2, 2017 Zoning Hearing Board meeting. Mr. Trimble moved to allow the continuance to the October meeting. Mr. Strausser seconded the motion. The motion was approved 3-0.

Lancaster Country Club
1466 New Holland Pike; R-1 Residential,

PLZHB17173

Ryan Granruth was sworn in for testimony.

Mr. Granruth explained that the Lancaster Country Club is requesting to place a second bubble over an existing tennis court for the winter, to accommodate its member to use the tennis court in the winter. The existing tennis court with the bubble has reached its capacity and is overbooked.

Mr. Granruth stated that a variance is being requested regarding the height of the proposed bubble. The hardship is that the members cannot play tennis in the winter.

Mr. Granruth stated that the Lancaster Country Club will use this proposed bubble in conformance with the 2003 Zoning Hearing Board decision which was written for the existing tennis court bubble use.

Mr. Strausser moved to approve a variance of Section 706.1. to permit the installation of a temporary tennis court enclosure over an existing tennis court which would exceed the 35 foot building height requirement in accordance with the information presented in the applicant's application. Mr. Trimble seconded the motion. The motion was approved 3-0.

CGA Architects
222 Eden Road, B-4 Business and D-R Retrofit Overlay

PLZHB17174

Mr. Wood called for the representatives for this case and no one came forward. The case was placed to the end of the agenda to give more time for the parties to attend.

Zoning Hearing Board Minutes

Monday, August 7, 2017

Page 2

At the end of the meeting there was a second call for the representative. The Zoning Hearing Board discussed if they should continue this case to next month. Mr. Trimble moved to continue this case to the Tuesday, September 5, 2017 Zoning Hearing Board meeting. Mr. Strausser seconded the motion. The motion was approved 3-0.

After the meeting it was discovered that an email was sent to Samuel Maurer on July 24, 2017 stating that the project was canceled and requesting this case to be taken from the August 7, 2017 agenda. This email was not discovered until after the meeting.

Bloomfield Square Partners LP

PLZHB17176

245 Bloomfield Drive, Suite 206; B-3 Business and T-5 Neffsville Village Overlay

Caroline Hoffer and David Marschka were sworn in for testimony.

Ms. Hoffer explained that this request is for a special exception to allow a karate self-defense studio to operate on the vacant second floor tenant space at the Shoppes at Bloomfield.

Ms. Hoffer distributed exhibits of an aerial view of the Bloomfield Shopping Center and she reviewed the special exception criteria, the hours of operation and size of classes. The hours of operation will be 9:00AM to 9:00PM. Two classes a day are expected. The time of the classes will be when requested by the students. The class size will be 24 students at a time.

Mr. Trimble moved to approve a special exception in accordance with Section 1303.8. to operate a karate studio as a commercial recreation facility as per the testimony presented here this evening. Mr. Strausser seconded the motion. The motion was approved 3-0.

Robert Barbaretta

PLZHB17197

1338 Glen Moore Circle, R-3 Residential and T-4 Urban Neighborhood Overlay

Robert and Cirila Barbaretta and Megan Drake were sworn in for testimony

Mr. Barbaretta explained that he is planning to construct a two car garage in the rear yard and a driveway to service the garage.

Mr. Barbaretta stated as a hardship that he has medical issues which requires his wife to do all the yard work, mowing grass and snow blowing in the winter. In addition, there is a convenience that the garage will keep the cars clean and reduce yard work.

Mr. Barbaretta stated that he is requesting a variances to allow the proposed garage to be constructed 9 feet from the side property line and construct the driveway and allow it to encroach 2 feet within the 3 foot setback from the property line.

Zoning Hearing Board Minutes

Monday, August 7, 2017

Page 3

There was a discussion regarding the size of the proposed 24 foot by 24 foot garage relating to the requested variances. Mr. Strausser asked if the garage could be reduced in size in order to conform to the building setbacks. Mr. Barbaretta stated that the contractor stated that this is the minimal size for a two car garage and that it may cause trouble getting into the cars and may bump the car doors if the garage would be any smaller.

The impervious coverage of the property was discussed. Samuel Maurer stated that he calculated the proposed impervious coverage of the property with the garage and driveway and it will not exceed the permitted 50 percent of impervious coverage for the property.

Megan Drake of 1336 Glen Moore Circle was concerned of the following: if the existing sheds will be removed, that the side porch is located on her property and if the garage would be in the same character as the neighborhood. Mr. Barbaretta stated that he will remove 3 existing shed from the property, will be removing half of the porch from the side property line, and the garage will have an attic for storage and will be in the same character as the neighborhood.

Mr. Wood stated that he was concerned that an elevation plan of the garage was not submitted and he hoping the garage will be in keeping the same character of the neighborhood.

There was an executive session.

Mr. Strausser moved to approve for a variance of Section 2102.5. to construct a garage to encroach within the 10 foot side yard building setback requirement; a variance of Section 2012.3. to permit the proposed driveway to encroach within the required 3 foot setback from the side property line; on the following conditions: (1) That 30 square feet of the existing porch adjoining the mutual property line between the subject property and 1336 Glen Moore Circle be removed, (2) That the 3 existing sheds in the rear yard in close proximity to the property at 1336 Glen Moore Circle be removed, (3) That the proposed garage be granted a one foot variance so as to be 9 feet from the mutual property line with 1340 Glen Moore Circle thus being compliant on the side of 1336 Glen Moore Circle, (4) That the driveway be granted a variance of one foot 8 inches from the mutual property line of 1340 Glen Moore Circle to allow a one foot 4 inch separation from that property line. Mr. Trimble seconded the motion. The motion was approved 2-1, with Mr. Trimble dissenting.

The meeting was adjourned at 7:57 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Tuesday, September 5, 2017.

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