

Manheim Township Zoning Hearing Board Minutes
Monday, March 5, 2018
6:30 P.M.

Attendance:

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

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

Hawthorne Center Associates LP **PLZHB18009**
2002-2096 Fruitville Pike, B-4 Business and D-R Retrofit Overlay

Mr. Stanley explained last month's discussion at the February 5, 2018 Zoning Hearing Board meeting regarding the Board's requested improvements of the traffic circulation in the parking lot of the shopping center and additional open space to counter the new parking spaces that are requested.

Mr. Stanley explained that Lancaster Shopping Center did have 3 percent open space and was improved to 8 percent which is less than the 20 percent requirement. Mr. Stanley explained that there are challenges to develop mature centers.

Referencing applicant's exhibit 2, Mr. Stanley explained the improvements that are planned to be made to Hawthorne Centre regarding placing a stop sign at the intersection creating a 3 way stop intersection, adding signage directing traffic behind the building and entering the parking lot between the two buildings. Mr. Stanley stated that this will open up circulation. In addition, 25 additional trees will be planted in the open area. Mr. Stanley explained the benefit of the trees from the national tree benefit calculation study. The study mentioned that trees will absorb carbon and would reduce stormwater.

The Board thanked Mr. Stanley and Mr. Lapp for addressing their concerns with exhibit 2.

Mr. Strausser moved to approve a variance of Section 1405.2.J.7. to reduce the total minimum open area of the lot to 17.5% instead of the required 20%; a variance of Section 2808.1 to allow an extension of time for an additional one year from the date of approval of the variance for a total of 2 years to obtain permits and an additional one year from the date of approval of the variance for a total of 3 years to complete construction. With a condition to follow through with the improvements that are shown as per plan exhibit 2 submitted at this meeting.

Mr. Stephens seconded the motion. The motion was approved 4-0.

Soriam Arce-Fulginiti
50 Delp Road, R-2 Residential

PLZHB18026

Soriam Arce- Fulginiti and Derek Fulginiti were sworn in for testimony.

Mrs. Fulginiti explained that she will be renovating the basement and installing a single chair hair salon. She stated that she has been a hairstylist for 4 years and decided to start her own business. Mrs. Fulginiti stated that the hours will be Tuesday through Friday 9:00AM to 6:00 PM and Saturday 9:00AM to 3:00PM. This will be for appointment only. Mrs. Fulginiti is planning to double book by servicing another person while one customer's coloring is setting. There are 8 parking spaces on the driveway.

There was a discussion regarding the square footage of the proposed home occupation that was shown on the submitted floor plan. It was discovered that the bathroom was not included with the size of the salon. The Board required the inclusion of the proposed bathroom in the home occupation square footage which will cause the size of the salon to exceed the 400 square feet maximum requirement. The Board agreed that the laundry room and stairway should not be included in the home occupation square footage.

Mr. Stephens moved to approve a special exception in accordance with Section 2110.4.M.3. to allow the operation of a single person salon in the basement of the dwelling Mr. Beyer seconded the motion. The motion was approved 4-0.

Rico Carrasco
416 Carter-Moir Drive, R-1 Residential

PLZHB18027

Ricardo Carrasco, Milzy Carrasco, John Zliczewski and JoAnne Zliczewski were sworn in for testimony

Mr. Carrasco explained that they are adding a half bath, a stairway and kitchen for an accessory dwelling unit for his in-laws and his sister. The accessory dwelling unit will be 1,168 square feet. There was a variance request to exceed the required maximum of 1,000 square feet for an accessory dwelling unit.

The neighbors John and JoAnne Zliczewski stated that they support the Carrasco's proposal install this accessory dwelling unit but are concerned and want to prevent new owners of the home to use this accessory dwelling unit as an apartment. Mrs. Douglas explained the restoration process when the occupants of the accessory dwelling unit move out. The Board explained that Manheim Township enforcement is based on complaints, so if you see something happening you should report it.

There was a discussion about additional parking for the accessory dwelling unit. Mr. Carrasco stated that there is a 2 car garage and 4 cars can be parked in the driveway.

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Mr. Strausser moved to approve a special exception in accordance with Section 2515 for a 2 story accessory dwelling unit within the dwelling; a variance of Section 2515.2.A.6. to permit the accessory dwelling unit to use a maximum of 1,168 square feet in floor area. Mr. Beyer seconded the motion. The motion was approved 4-0.

The meeting was adjourned at 7:40 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Monday April 2, 2018.

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