

**Manheim Township Zoning Hearing Board**  
**Agenda**  
**Monday, June 3, 2019**  
**6:30 p.m.**

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**ROLL CALL**

**STACEY RAWLINGS**

1. R-1, 2421 Fruitville Pike PLZHB19120

The applicant is requesting a special exception to permit an accessory dwelling unit in accordance with Section 2515.

**ASHLEY SOMMER**

2. B-1 and D-C Corridor Overlay, 1875 Lititz Pike PLZHB19121

The applicant is requesting a special exception in accordance with Section 1103.2 and Section 2508 to operate a child daycare for short term child care.

**MANHEIM TOWNSHP SCHOOL DISTRICT**

3. R-3 and T-5 Neffsville Overlay, 155 School Road PLZHB19122

The applicant is requesting a variance to Section 2512.3.C.3. not to install interior parking lot landscaping in an area of the new parking lot in order to conduct band practice.

**JEFF AND JOY HUBER**

4. R-3 and T-4 Urban Neighborhood Overlay, 1105 Esbenshade Drive PLZHB19123

The applicant is requesting a variance of Section 2106 to permit the construction of a patio that encroaches within the side yard building setback, and construction of a deck that encroaches within the rear yard building setback.

**RAFAL KOLAWA**

5. I-1 and D-R Retrofit Overlay, 780 Flory Mill Road PLZHB19124

The applicant is requesting the following: a variance of Section 1504.2.G.1. not to require public water service; a variance of Section 1504.2.G.5.b. to permit the new building to encroach within the side yard building setback at the westerly side property line; a variance of Section 1504.2.G.5.e. to permit encroachment within the required 10 foot perimeter buffer; a variance of Section 2005.4. to permit the required parking spaces to encroach within the 10 foot perimeter buffer; a variance of Section 2512.2.A. to permit encroachment within the required planting strip; a variance of Section 2408.3.A. Appendix A Form Based Code Design Standard 14.3. to permit the installation of a 5 foot wide sidewalk instead of the required 10 foot wide sidewalk; a variance of Section 1805.2. Table 2 to permit the proposed signs to encroach within the required 10 foot setback from the street right of way/ property line.

**DWIGHT AND KATHLEEN SHIMP**

6. R-2, 1061 Fondersmith Drive PLZHB19125

The applicant is requesting a special exception in accordance with Section 2515 to construct single family detached dwelling to include a 1,000 square foot accessory dwelling unit within the dwelling.

**AVA DEVELOPMENT INC C/O AJESH PATEL**

7. B-4 and D-R Retrofit Overlay, 720 (Lots 7, 8, 9) Enterprise Way PLZHB190126

The applicant is requesting the following: a variance to Section 2408.2.B. to permit the building to be set back further from the street right of way than the required build to line; a variance of Section 2408.3.A. Appendix A Design Standard 14.3. to permit the required sidewalk width to be 5 feet instead of the required 10 feet; a variance of Section 2808. to permit an extension of time to obtain the necessary permits and to complete construction.

**LANCASTER COUNTRY CLUB**

8. R-1, 1466 New Holland Pike PLZHB19127

The applicant is requesting an Appeal of the Determination of the Zoning Officer regarding the denial of a demolition permit to demolish the springhouse and summer kitchen, in accordance with Section 2804.3 and regarding Section 2308 of the Manheim Township Zoning Ordinance.