

**Manheim Township Zoning Hearing Board**  
**Agenda**  
**Monday, December 2, 2019**  
**6:30 p.m.**

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**ROLL CALL**

**M&G REALTY INC.**

1. B-2 and DC Corridor Overlay Area, 1850 Oregon Pike PLZHB19305

The applicant is requesting the following: a variance of Section 1204.2.C.7. to permit the size of the proposed convenience store building to exceed the 4,000 square foot requirement; a variance of Section 2002.9. to permit the number of parking spaces to be less than required by the zoning ordinance; a variance of 2005.5. to permit parking within the required 75-foot rear and side yard building setbacks adjacent to a residential district; a variance of Section 2103.1. to permit two fueling canopy accessory structures to exceed ten feet in height; a variance of Section 2211.1. to permit the proposed driveways to exceed the 35-foot maximum width requirement; variance of Section 2512.3.C. to allow interior parking lot landscape areas of approximately nine (9) feet by eighteen (18) feet at the ends of each single-row parking isle; a variance of Section 2410.3.A. Appendix A Design Standards 14.3 to permit a 5 foot wide sidewalk instead of the required 10 foot sidewalk. THIS MEETING IS CONTINUED FROM THE NOVEMBER 6, 2019 ZONING HEARING BOARD MEETING.

**FRANK MUSE**

2. R-1, 154 Pinetown Road PLZHB19334

The applicant is requesting the following: a special exception in accordance with Section 2515.2. to permit an accessory dwelling unit; a variance of Section 2515.2.A.3. to construct the accessory dwelling unit within the proposed detached outbuilding; a variance of Section 2515.2.A.11. not to supply one additional parking space for the proposed accessory dwelling unit; a variance of Section 2515.2.A.12. not to supply public water and public sewer to the principal dwelling and accessory dwelling unit; a variance of Section 2515.2.A.13. to place the accessory dwelling unit on a lot that is less than 90% of the zoning district's required minimum lot size; a variance of Section 2103.1. to permit the proposed outbuilding to be greater than 10 feet in height.

**HAWTHORNE CENTRE ASSOCIATES LP**

3. B-4 and D-R Retrofit Overlay Area, 2002-2096 Fruitville Pike PLZHB19335

The applicant is requesting a variance of Section 2808.1. to permit a time extension to obtain permits and complete construction.

**REHANA RAJA**

4. B-2 and D-R Retrofit Overlay Area, 202 Butler Avenue, Suite 102 PLZHB19337

The applicant is requesting a Special Exception in accordance with Sections 1203.5., 1205.2.E., and 2508 to operate a commercial day care center.

**SEAN AND SARAH PFEIFF**

5. R-1, 316 Copley Drive PLZHB1938

The applicant is requesting a special exception in accordance with Section 2110.4.M.3.b to permit to operate a single chair hair stylist salon as a major home occupation.

**BARRY DONLIN**

6. R-2, 90 Hillside Lane PLZHB19339

The applicant is requesting the following: a special exception in accordance with Section 301.4.B. for expansion of a non-conforming building on a non-conforming lot; a variance of Section 301.4.B.1. to permit a building expansion of more than 25 percent; a variance of Section 805.2.B.2.e. to permit the open area of the lot to be less than 80 percent; a variance of Section 805.2.B.2.d.ii. to permit the building addition to encroach within the 12-foot side yard building setback.

**ZAC AND EMILY HUSTON**

7. R-2, 2838 Kissel Hill Road PLZHB19340

The applicant is requesting a special exception in accordance with Section 2515.2. to permit an accessory dwelling unit within the garage attic.