

Manheim Township Zoning Hearing Board Minutes
Tuesday, July 6, 2010
6:30 P.M.

Attendance:

Michael Winters	Absent
Patrick Trimble	Present
David Wood	Present
Edward Hoover	Present
Robert Byram	Present
Helen Adams, Alternate	Present

Chairperson David Wood opened the Zoning Hearing Board meeting, requested a roll call, explained the Zoning Hearing Board meeting process, and announced the agenda.

Dave Costello
R-2, 26 Hess Blvd

Case 10-31

Dave Costello was sworn in for testimony.

Mr. Costello explained the request. Mr. Costello stated that a new dwelling will be constructed on this vacant lot. He is requesting a variance to permit one required parking space within the front yard. Mr. Costello stated that the yard slopes to the rear of the yard and fill would have to be placed in the slope area if he would be required to place a parking space on in the side yard. A retaining wall would have to be built which would create a safety issue.

During public comment, the neighbors of Hess Blvd voiced concerns regarding creating additional stormwater, parking problems on Hess Blvd and disturbing the existing pipe on the property. One neighbor stated that there is a stormwater pipe located on the property which handles the stormwater flow for that part of Hess Blvd. The neighbors did not want that stormwater pipe disturbed. There was a discussion regarding the stormwater pipe. Mr. Costello stated that there would be room on the lot to construct the house without disturbing the stormwater pipe.

Mr. Trimble moved to grant a variance to section 1704.4. to permit one required vehicle parking space within the front yard building setback line under the condition that you do not disturb the existing stormwater pipe located on the property, as per the testimony presented before the Board this evening. Mr. Byram seconded the motion. The motion was approved 5-0.

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Craig and Wendy Pfautz

R-2, 440 Haymarket Lane

Case 10-32

Craig Pfautz was sworn in for testimony.

Mr. Pfautz explained the request and stated the following: The dwelling is 25 years old and has a front porch stoop. The proposal is to enlarge the porch stoop to encroach two feet further into the front yard building setback and widen the porch to the edge of the house. There will be a roof over the proposed porch. The neighbors support the project.

Mr. Trimble moved to grant a variance to section 706.2.B.3.d.i. to permit the construction of a front porch and roof to encroach within the 35 foot front yard building setback, as per the testimony presented to the Board this evening. Mr. Hoover seconded the motion. The motion was approved 5-0.

Mark Weinhold

R-2, 1925 Harclay

Case 10-33

Mark and Cheryl Weinhold were sworn in for testimony.

Mr. Weinhold explained the request. Mr. Weinhold stated that they have two children living in a two bedroom house. The plan is to convert the existing garage into a bedroom and bathroom and build another garage on the rear of the house. The new garage would encroach five feet into the rear yard building setback and would be 29.5 feet from the rear property line. A variance is being requested to encroach within the rear yard building setback.

Mr. Trimble moved to approve a variance to section 706.2.B.3.d.iii. to permit the encroachment of a garage addition into the 35 foot rear yard building setback as per the testimony presented to the Board this evening. Mr. Byram seconded the motion. The motion was approved 5-0.

Anthony Echternacht

B-4, 917 North Prince Street

Case 10-34

Ray Hurst of "The Sign Guy" and Anthony Echternacht of "City Line Tattoo" were sworn in for testimony.

Mr. Hurst explained the request and stated the following. The request is for a variance to install a freestanding sign at the street right of way line which is within the 10 foot setback requirement. Referencing the submitted site plan Mr. Hurst explained the location of the street right of way and stated that the existing building sign cannot be seen by the vehicles passing the property. The neighboring building blocks the view of the existing building sign. There is a safety hazard with traffic not being able to see the sign. In addition, a variance is being requested for a bollard to be closer than 5 feet from the front property line, which is planning to be installed to protect the sign from the cars pulling into a neighboring driveway.

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Mr. Echternacht stated that his tattoo business has been at this location for 6 years. People do not know where his business is. The neighbors want Mr. Echternacht to install a sign that can be seen by the traffic. With the increased competition this sign is necessary.

Mr. Trimble moved to approve a variance to section 1805.2. Table 2 Part A to place a freestanding sign closer than 10 feet from the street right of way of North Prince Street and a variance to section 2006.2. to place a bollard closer than 5 feet from the front property line as per the testimony presented to the Board this evening. Mr. Byram seconded the motion. The motion was approved 5-0.

The meeting adjourned at 7:40 PM. The next regularly scheduled meeting will be held on Monday, August 2, 2010 at 6:30 P.M.

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