

**Manheim Township Zoning Hearing Board Minutes**  
**Monday, May 4, 2009**  
**6:30 P.M.**

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Attendance:

Michael Winters	Present
Patrick Trimble	Present
David Wood	Absent
Edward Hoover	Present
Robert Byram	Present

Vice Chairperson Patrick Trimble announced that David Wood is absent and that he will be acting Chairperson.

Patrick Trimble asked for a roll call. A quorum of the Board was established.

Acting Chairperson Patrick Trimble opened the meeting, explained the Zoning Hearing Board meeting process, and announced the agenda.

**Dave Costello**

**Case #09-16**

R-3, 1500 Sunset Avenue.

David Costello was sworn in for testimony.

Mr. Costello is a contractor who is planning to construct a two story single-family detached dwelling on this vacant lot which is located at 1500 Sunset Avenue.

Mr. Costello explained the request and stated the following:

- 1) A variance requested to permit a 10-foot encroachment into the 25-foot front yard-building setback along Elizabeth Drive.
- 2) A variance requested for the reduction of the required 100-foot clear sight triangle to an 80-foot clear sight triangle.
- 3) A variance requested to permit to park a vehicle in the front yard.

Mr. Costello described the dwelling location to the Board.

Mr. Costello stated that this Zoning Hearing Board granted variances for this property to construct a dwelling for another project; however, the previous approved plan would not work for this proposed project.

The Board inquired why the dwelling could not be placed farther back into the property out of the 100-foot clear sight triangle. Mr. Costello commented that it could be done but he felt that the house could not be placed far enough back on the property and by asking for a reduction of the clear sight triangle that will keep the car out of the clear sight triangle.

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Mr. Costello stated that he did not need a time extension.

Mr. Costello stated that he would remove 60 feet of the existing evergreen trees along Elizabeth Drive which would give better visibility at the intersection than the existing conditions. The evergreen trees will be removed from the clear site triangle.

The Board asked for public comment. The plans were shown to Ms. Gaspari, a neighbor who lives on the property behind this property.

The neighbor had no comment.

Mr. Winters moved to grant the following: a variance to Section 806.2.B.3.d.i. to permit a 10 foot encroachment into the required 25 foot front yard building setback on Elizabeth Drive, a variance to Section 2002 to permit the reduction of the required 100 foot clear sight triangle to an 80 foot clear sight triangle, a variance to section 1704.4. to permit one required parking space within the 25 foot front yard building setback at Sunset Avenue consistent with the evidence and testimony presented to the Board this evening. Mr. Hoover seconded the motion. The motion was approved 4-0.

The meeting adjourned at 6:44 PM. The next regularly scheduled meeting will be held on Monday, June 1, 2009 at 6:30 P.M.