

**Manheim Township Zoning Hearing Board Minutes**  
**Monday, February 7, 2011**  
**6:30 P.M.**

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Attendance:

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

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

**Dave Costello**

**Case 11-05**

R-2, 2714 Brookfield Road

David Costello was sworn in for testimony.

Mr. Costello stated that he is requesting a variance to permit one parking space within the front yard building setback

Mr. Costello explained that he would be constructing a single family detached dwelling with a one car garage on this lot and is planning to stay below 1,000 square feet of impervious lot coverage so he would not be required to complete a stormwater management plan. He further explained that Manheim Township requires a stormwater management plan if the lot coverage would exceed 1,000 square feet.

Neighbors Larry Beat and James Farrell voiced concerns with the possibility of cars parking along the street at the dangerous curve; regarding the two proposed concrete strips for the driveway and that the property has water issues. The neighbors would rather see a full macadam driveway constructed the property. Mr. Costello stated that he is planning to construct the strips to stay below the 1,000 square foot exemption because stormwater management plans cost \$50,000.00.

Mr. Hoover moved to approve the request to permit a variance to section 1704.4 to permit one parking space within the front yard building setback line for the parking of one vehicle.

Mr. Byram seconded the motion. The motion was approved 4-1 with Mr. Winters dissenting.

**Deborah Boyer**

**Case 11-06**

R-2, 2232 Fruitville Pike

Deborah Boyer and Arlene Kime were sworn in for testimony.

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Mrs. Boyer explained that she has been operating this existing beauty salon on this property since 1978. Mrs. Boyer is requesting a special exception to permit her daughter to work with her in the beauty salon at the existing second chair. In addition, Mrs. Boyer requested a variance for the second chair in the salon because the zoning ordinance only allows for a one chair operation. Mrs. Boyer stated that there have been two chairs in the beauty salon since 1978. Only one chair ever has been used. Mrs. Boyer stated that no more than two clients would be serviced at the same time.

Mrs. Boyer stated that the two chairs were placed in the beauty salon in the beginning, in 1978, with the plan to use them. However, the one chair was never used.

Mrs. Boyer further explained that she has arthritis and her daughter could help her in her business.

Mr. Winters reviewed the special exception criteria with Mrs. Boyer.

Neighbor Arlene Kime stated that she supports the beauty salon and there is little traffic at the existing salon.

Mr. Winters moved to approve the following: a special exception in accordance with section 1910.4.A. to permit an existing beauty salon to employ an additional operator and a variance to section 1910.4.M.3. to permit the second chair for the salon, and that being the chair that has existed at that location since 1978. In addition, the restriction regarding hours of operations shall remain same that currently exists. Mr. Byram seconded the motion. The motion was approved 5-0.

### **Ann M. Soudant**

R-2, 81 Sunrise Avenue

### **Case 11-07**

Ann M. Soudant, Valerie Seiple, Jack Seiple, Sherwin Wenger and Armyllis Martin were sworn in for testimony.

Ms. Soudant explained her request. Ms. Soudant stated that she is planning to enlarge her existing single car garage which would encroach 3 feet within the minimum side yard building setback. She stated that her hardship is that she lost her leg to cancer and a larger garage is needed to turn her electric scooter around in the garage and to use a hydraulic lift in the garage.

Mr. Winters moved to approve a variance to permit the extension of garage into the side yard building setback consistent with the testimony and exhibits presented, pursuant to section 706.2.B.3.d.ii.

Mr. Byram seconded the motion. The motion was approved 5-0.

The meeting adjourned at 7:35 PM. The next regularly scheduled meeting will be held on Monday, March 7, 2011 at 6:30 P.M.