

Manheim Township Zoning Hearing Board Minutes
Monday, June 6, 2011
6:30 P.M.

Attendance:

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

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

Judith Hahn Fulginiti
R-3, 636 Oxford Drive

Case 11-11

Judith Fulginiti was sworn in for testimony.

Ms. Fulginiti explained her request and stated the following: She is planning to cover the existing deck with a roof which extends 12 feet within the rear yard building setback. The deck will not be extended or screened. The reason she wants to cover the deck is that there is no shade in the yard. The neighbors have screened in porches in their rear yards. The neighbor at 632 Oxford Drive received a variance fifteen (15) years ago. There is a wooded area to the rear of this property. The neighbors support this project.

Mr. Winters asked if this case was property advertised and posted. Sam Maurer stated that it was properly advertised and posted.

Mr. Hoover moved to approve a variance of section 806.2.B.3.d.iii. to permit the construction of a porch roof that will encroach within the 35 foot rear yard minimum building setback requirement, consistent with the twelve (12) foot encroachment. Ms. Adams seconded the motion. The motion was approved 3-0.

Grandview United Methodist Church
R-3, 888 Pleasure Road and 1111 McGrann Blvd.

Case 11-12

Robert Desmarais, Todd Vaughn were sworn in for testimony.

Aaron Marines, Esq., attorney representing Grand View Methodist Church (U.M.C.) began the hearing by explaining that Grandview U.M.C. has been in the same place for roughly 65 years. The Church is planning a renovation project and also involves combining their two properties together. The requested sixteen (16) variances are the result of combining two properties together with several non-conformities because of the church building's location on the

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properties. Manheim Township requires relief of non-conformities from the Zoning Hearing Board when combining properties.

Mr. Desmarais, Grandview Building committee chairman, explained the renovation project, explained the request and stated the following: The Church is planning interior changes to the church to move the location of the contemporary services to the sanctuary, freeing up two meeting rooms for other uses. In addition, a new vestibule will be constructed in the front of the building and a patio west of the vestibule. The front side walk will also be widened as wide as the entrance. There are handicap parking spaces along the street in front of the church building. As part of this project a small second floor addition will be constructed on the back of the church. The pews will not be changed; therefore, no additional parking spaces would be needed. The said changes will improve the outreach ministries of the church by improving circulation inside the church.

A parking agreement from the Manheim Township School district was distributed to the Board. The agreement states that the Grandview Church can use the parking at Schaeffer Elementary any time for church business.

Mr. Winters read a part of the agreement aloud.

There was no public comment.

Mr. Hoover moved to accept and approve the applicants request for all of the special exception and variance requests as set forth in the agenda presented to the Board and in addition, to permit a time limit extension of 180 days to obtain permits and 2 years to complete construction. Ms. Adams seconded the motion. The motion was approved 3-0.

The meeting adjourned at 6:52 PM. The next regularly scheduled meeting will be held on Tuesday, July 5, 2011 at 6:30 P.M.