

**Manheim Township Zoning Hearing Board Minutes**  
**Monday, August 1, 2011**  
**6:30 P.M.**

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Attendance:

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

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**

**Case 11-14**

R-2, 231 Hess Blvd.

David Costello, Ronald Ford and Charles Sinclair and Paul Spinelli were sworn in for testimony.

Mr. Costello distributed a handout of the proposed building elevations and floor plans. Mr. Costello then presented his case and stated the following: The request is for a variance for the rear yard building setback and a variance to permit a parking space within the front yard building setback to allow a two story dwelling to be constructed on this property. The adjoining properties have a large rear yard setback and would not affect their properties. This property is small and needs relief of the building setbacks.

The Board discussed re-positioning the proposed house ten (10) feet toward the front property line. Mr. Costello stated that he would be agreeable to pushing the dwelling further front toward the front property line.

Public comment:

Neighbor, Ronald Ford voiced his concerns that this lot is not a viable lot because the size does not meet the zoning regulations and should not be developed. In addition, the narrow driveway strips are a safety hazard because a turnaround would not be provided on the property for the vehicles. The house would not meet the character of the neighborhood. Mr. Ford stated that there are no specifications of the house and therefore, there is not enough information to make a decision.

Neighbor, Charles Sinclair voiced his opposition to the lot being developed stating that it would be a safety hazard backing out on the curved Hess Blvd. Mr. Sinclair is concerned with the value of the neighboring properties if this property was developed.

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Neighbor, Paul Spinelli voiced his concerns stating the safety issue with pulling out onto Hess Blvd. In addition, there is no height and dwelling measurements to ensure the house could fit on the property. Mr. Spinelli stated that he is concerned with the character of the neighborhood.

The Board asked Mr. Costello if he would like to amend the application and request a continuation to the next Zoning Hearing Board meeting of Tuesday, September 6, 2011.

Mr. Costello requested a continuance of case 11-14 to next month Zoning Hearing Board meeting.

Mr. Winters moved to grant the request for a continuation September 6, 2011. Mr. Byram seconded the motion. The motion was approved 4-0.

### **Manheim Township Historical Society**

R-2, 601 Granite Run Drive

### **Case 11-15**

Roy Baldwin, Marguerite S.V. Adams, Vice President of the Overlook Community Association, Natalie Rose and John Snyder, President of the Manheim Township Historical Society, was sworn in for testimony.

Mr. Baldwin distributed before and after photographs of the Stoner House restoration then presented his case and stated the following: The Manheim Township Historical Society is restoring the Stoner House. The request is to not to require the 4.3 required additional parking spaces for the Historical Society to use the Stoner House. The Community Club use requires one space for each 300 square feet of gross floor area of the building.

The Manheim Township Historical Society will seek approval from the Manheim Township Commissioners for a conditional use for the Historical Society to use the Stoner House as a Community Club use.

Mr. Baldwin stated that the Historical Society will enter into a lease agreement with the Manheim Township Historical Society, Manheim Township, and the Overlook Community Association that coordinates the existing parking spaces for the other uses in the Overlook Park.

Mr. Pfannebecker asked if the lease agreement binds successors, heirs or executors to this agreement with future tenants. Mr. Baldwin stated no, it does not.

Mr. Winters moved to approve the variance request to allow the Manheim Township Historical Society to use the Stoner House without the additional required 4.3 parking spaces in the existing parking lot consistent with the testimony and exhibits presented to the Board this evening. Mr. Byram seconded the motion. The motion was approved 4-0.

The meeting adjourned at 7:33 PM. The next regularly scheduled meeting will be held on Tuesday, September 6, 2011 at 6:30 P.M.