

Manheim Township Zoning Hearing Board Minutes
Monday, December 5, 2011
6:30 P.M.

Attendance:

Helen Adams	Present
Patrick Trimble	Present
David Wood	Present
Edward Hoover	Present
Robert Byram	Present

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

Eby Exteriors

Case 11-29

R-3, 1113 New Holland Pike

Patrick Kiely and Philip Eby were sworn in for testimony.

Mr. Eby stated that the property owner is requesting a variance to construct a deck six (6) inches from the interior property line and explained the reason the variance is needed. The rear door is three (3) feet from the property line and the owner does not want to move the door. Mr. Eby stated that the owner's brother lives next door and the brother supports the deck construction and requested setback. In addition, a fence is located along the property line where the deck will be located.

Mr. Byram moved to grant a variance of section 1906.1. to allow the construction of the deck in accordance with the drawings, testimony and exhibits provided tonight. Ms. Adams seconded the motion. The motion was approved 4-0.

John Kilby

Case 11-30

R-3, 526 Rutledge Avenue

Richard Matthews and John Kilby were sworn in for testimony.

Mr. Kilby stated that the owner is requesting a special exception to place an in-law quarters (Accessory Dwelling Unit) for his father in-law in the lower part of house. The garage will be removed for the Accessory Dwelling Unit. There will be a rear exit to the unit. Mr. Mathews explained the project and the restoration plan.

Mr. Kilby stated that the office shown on the site plan is a room with a personal computer for his father-in-law's use and will not be used for a business.

Mr. Hoover moved to grant a special exception in accordance with section 2315 to permit the installation of an Accessory Dwelling Unit; and grant a variance of section 2315.1.F. to permit the Accessory Dwelling unit to be larger than 800 square feet in accordance with the drawings submitted to the Board.

Ms. Adams the motion. The motion was approved 5-0.

Ed Kasinski
R-2, 2148 Landis Valley Road

Case 11-31

Craig Smith of RGS Associates and Ed Kaminski were sworn in for testimony.

Mr. Smith began by explaining the request. The 2.8 acre property will be subdivided into two lots, a .43 acre front lot and a 2.3 acre lot in the rear. Mr. Smith described improvements on the lot and stated that there are three single family detached dwellings on the existing single lot.

Mr. Smith explained the requested variances regarding a 35 foot front yard encroachment of the existing dwelling, a reduced clear site triangle for a private street and to permit a flag lot.

Mr. Kaminski explained that the reason he is subdividing the property is that he tried to obtain a loan for the property and the Banks would not offer a residential loan because three dwellings are located on one lot, which the Banks consider commercial, this is the only way he can obtain a residential loan for the property. Mr. Kaminski stated that there will be no physical changes to the property

Mr. Byram moved to grant the following requests: a variance of section 706.2.B.2.b. involving the lot width at the front yard setback, a variance of section 706.2.B.3.d.i. involving the 35 foot front yard setback ; a variance of section 2002 involving the clear sight triangle requirement; a variance of section 2012.2. involving the prohibition against flag lots, in accordance with the testimony provided this evening and all the exhibits and drawings provided to the Board, to allow the subdivision of the existing property. Mr. Hoover seconded the motion. Motion was approved 5-0.

The meeting adjourned at 6:58 PM. The next regularly scheduled meeting will be held on Wednesday, January 4, 2012 at 6:30 P.M.