

**Manheim Township Zoning Hearing Board Minutes**  
**Wednesday, January 4, 2012**  
**6:30 P.M.**

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Attendance:

Helen Adams	Present
Patrick Trimble	Present
David Wood	Present
Edward Hoover	Absent

Neil Albert opened the yearly re-organization meeting.

Mr. Albert requested a motion for a Manheim Township Zoning Hearing Board Chairman. Ms. Adams moved to appoint David Wood as Chairman of the Board. Mr. Trimble seconded the motion. The motion was approved 3-0. The gavel was given to Mr. Wood.

Mr. Wood requested a motion for a Manheim Township Zoning Hearing Board Vice Chairman. Ms. Adams moved to appoint Patrick Trimble as Vice Chairman of the Board. Mr. Wood seconded the motion. The motion was approved 3-0.

Mr. Wood closed the re-organization meeting.

Chairman 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.

**Natverlal Patel**

**Case 12-01**

B-4, 1320 Harrisburg Pike

Anand Patel, Manish Patel and Natverlal Patel were sworn in for testimony.

Anand Patel distributed a revised site plan, explained the project and variance requests. Anand Patel explained that the reason for the revised site plan is that the revised site plan indicates that additional parking could be placed in the rear of the property if a sidewalk would be required in the front yard, which would remove four (4) parking spaces in the future.

Anand Patel stated that they are planning to enlarge the existing hotel building with a 20'x25' breakfast room on the front of the building to sell breakfast. Anand Patel stated that all hotels have breakfast areas and that they would lose business if they would not offer breakfast. The most business are tourist in the summer months. There are 37 rooms in the hotel.

Anand Patel stated the proposed addition would encroach within the front yard building setback, would reduce the open area of the lot by 15 square feet and remove one parking space in the front. Two (2) additional parking spaces were placed in the front of the hotel to replace the one parking space that would be removed.

Mr. Trimble moved to grant the following: a variance to section 1405.2.C.5.a. to encroach within the front yard building setback with a building expansion; a variance to 1405.2.C.5.d. to encroach within the 10 foot perimeter buffer with a building expansion; a variance to section 1405.2.C.7. to permit less than 20 percent of the open area on the lot, per the testimony here this evening. Mrs. Adams seconded the

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motion. The motion was approved 3-0.

**Todd and Jennie Shenk**  
B-4, 1622 Linden Avenue

**Case 12-02**

Todd Shenk, Jennie Shenk, Robert Broderick, Charles Robinson, Catherine Robinson and Greg Lenhart were sworn in for testimony.

Mr. Shenk began testimony by explaining that he and his wife would like to build a modular single family home on lot 13 on Linden Avenue. Donnie Broderick of Superior Homes is the builder. Due to the narrowness of the lot we need to encroach on the side setbacks. The side setbacks would be 12 feet eight inches instead of the required 15 feet.

Mr. Broderick testified that this modular home cannot be reduced in size because the home is built in sections at the factory and stated that this home would not alter the character of the neighborhood.

The Board was concerned about the character of the house. Mr. Broderick displayed the floor plans of the house the Board.

A neighbor in the audience was concerned with the proposed parking in the front of the house and therefore would impact her property. This neighbor stated that she would rather a house not be built on the lot.

Ms. Adams moved to grant a variance to section 805.2.B.3.d.ii. to permit the construction of a single family detached dwelling encroaching within each side yard building setback. Mr. Trimble seconded the motion. The motion was approved 3-0.

The meeting adjourned at 7:20 PM. The next regularly scheduled meeting will be held on Monday, February 6, 2012 at 6:30 P.M.