

Manheim Township Zoning Hearing Board Minutes
Monday, June 3, 2013
6:30 P.M.

Attendance:

Helen Adams	Present
Patrick Trimble	Absent
David Wood	Absent
Edward Hoover	Present
Gregory Strausser	Present
Jennifer Luciani	Present

Acting Chairman Edward Hoover called the Zoning Hearing Board meeting to order, by explaining the Zoning Hearing Board meeting process and announcing the agenda.

Wayne Merrill **Case 13-19**
486 Surrey Drive, R-2 zoning district

Wayne Merrill was sworn in for testimony.

Mr. Merrill explained his request for a variance to add a second garage addition to the house with a 10 foot side yard building setback. He then stated that he is planning to remove the 8 foot x 10 foot shed from the rear yard.

Mr. Strausser moved to approve a variance of Zoning Ordinance Section 805.2.B.3.d.ii. and Codified Code Section 510-32.B.2.c.4.b. to permit a proposed garage addition to encroach within the side yard minimum building setback with a condition that the small shed to the rear of the garage be removed. Mr. Ms. Adams seconded the motion. The motion was approved 4-0.

Katie Fritz **Case 13-20**
855 Fountain Avenue, R-3 Residential, T-4 Urban Neighborhoods Overlay

Katie Fritz and Irving Fritz were sworn in for testimony.

Ms. Fritz and Irving Fritz explained the driveway project and the request of a variance to place one 10 foot by 21 foot parking space within the front yard building setback. The driveway would include the existing walkway from the sidewalk to the front porch.

Ms. Adams moved to approve a variance of Zoning Ordinance Sections 2002.1A and 2005.4 also Codified Code Sections 510-145.A.1. and 510-148.D to permit one parking space within the 25 foot required minimum front yard building setback. Ms. Luciani seconded the motion. The motion was approved 4-0.

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Ong Holdings

Case 13-21

1661 Manheim Pike, B-4 Business and D-R Retrofit Overlay District

Steven Gergely and Charles Ong were sworn in for testimony.

Mr. Gergely explained the request to renovate the building and turn it into a dentist's office for Jennifer Po Dentistry.

Mr. Gergely stated that a land development plan is in the process and explained the proposed layout of the building and lot. The driveway entrance will be moved and additional parking spaces will be constructed.

Mr. Gergely explained that the land development plan uncovered some variances that are required and explained the proposed variances.

Mr. Strausser moved to approve the following: a variance of Zoning Ordinance Section 1405.2.G.2. and Codified Code Section 510-76.B.7.b. to permit a lot area of less than 40,000 square feet; a variance of Zoning Ordinance Section 1405.2.G.5.e. and Codified Code Section 510-76.B.7.5. to allow a reduced perimeter buffer of 13 feet in the front yard and 10 feet in the side yard along the southeastern property line; a variance of Zoning Ordinance Section 2002.8.E. and Codified Code Section 510-145.H.5. to permit less than the required parking spaces for a medical office. Ms. Luciani seconded the motion. The motion was approved 4-0.

Grace United Church of Christ

Case 13-22

1947 New Holland Pike, R-2 Residential

Richard Jackson of the ELA Group was sworn in for testimony.

Mr. Jackson explained the request for a special exception for a memorial garden to be built on the church property to inter cremated remains.

Referencing a site plan Mr. Jackson described the location and layout of the proposed memorial garden on the lot. Biodegradable urns will be used in the burying of the cremated remains.

Mr. Jackson stated that there will be outside graveside services.

Mr. Jackson explained the proposed variances.

Ms. Adams moved to approve a special exception in accordance of Zoning Ordinance Section 803.8. and Codified Code Section 510-30.H. to construct a Memorial Garden for the interment of cremated remains. Ms. Luciani seconded the motion. The motion was approved 4-0.

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Cleo W. Weaver

43 Ashley Court, R-2 Residential

Case 13-23

Cleo Weaver and Linda Weaver were sworn in for testimony.

Mr. Weaver explained the project to construct a patio in the rear of the property and the removing and enlarging of an existing patio in the side yard which will encroach within the side and rear yard building setbacks.

The Board requested a hardship explanation from Mr. Weaver for this case. No hardship explanation was given by Mr. Weaver.

Mr. Strausser moved to deny this request for a variance of Zoning Ordinance Section 2106.1 and Codified Code Section 510-162 to permit the proposed patios to encroach within the side and rear minimum building setbacks. Ms. Luciani seconded the motion. The motion was approved 4-0.

The decision was discussed by Mr. Weaver and the Board.

The meeting was adjourned at 7:43PM. The next regularly scheduled meeting will be held on Monday, July 1, 2013 at 6:30 P.M.

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