

Manheim Township Zoning Hearing Board Minutes
Monday, August 5, 2013
6:30 P.M.

Attendance:

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

Chairman David Wood called the Zoning Hearing Board meeting to order, by explaining the Zoning Hearing Board meeting process and announcing the agenda.

John D. Hershey

Case 13-26

1005 Pleasure Road, R-3 and T-4 Urban Neighborhood Overlay

John D. Hershey and John Briner were sworn in for testimony.

Mr. Hershey explained the request to allow the construction of a detached garage to encroach within the required side and rear setback with the garage accessing the future alley in the rear of the property and construct an addition to encroach within the required side yard building setback. Mr. Hershey stated that he will sign an easement agreement to cross over the new Grandview development to access the proposed alley.

Mr. Hershey reviewed the requested variances with the Zoning Hearing Board.

Neighbor John Briner stated that he supports the project.

Mr. Trimble moved to approve a variance of the Zoning Ordinance sections 905.2.B.3.d.ii. and 2102.5. and Code of Manheim Township sections 510-40.B.2.c.4.b. and 510-158.E. to permit a proposed building addition and detached garage to encroach within the minimum side building yard building setback; variance of the Zoning Ordinance section 2102.6 and Code of Manheim Township section 510-158.F. to permit the same detached garage to encroach within the required 10 foot rear yard building setback for a detached garage, as per the testimony presented this evening. The approval of the variances shall be contingent upon the approval of the easement and easement agreement between John Hershey and the Grandview Neighborhood Association Inc. Mr. Hoover seconded the motion. The motion was approved 5-0.

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Neurology Real Estate, LP

Case 13-27

640 East Oregon Road, I-3 Industrial and T-5 Neffsville Neighborhood Overlay

Brent Detter, Debbie Buhay, Dr. Kaveer Nandigam, and Dr. Venkatachalam Mangeshkumar, were sworn in for testimony.

Mr. Detter explained the request for a special exception to construct a building addition encroaching within the 50 foot side yard building setback. Mr. Detter stated that a portion of the building already encroaches within the same side yard building setback and this addition will encroach the same setback four feet less than the existing building.

Dr. Nandigam explained that the addition is for a new updated MRI machine and explained the application of the MRI machine.

Neighbor George Groff stated that the screening are hemlocks not arborvitaes, and not on the property line. He then stated that he takes care of the hemlocks and if he moves them they may or may not come down.

Mr. Trimble moved to approve a special exception in accordance with the Zoning Ordinance section 301.4.B. and Code of Manheim Township section 510-4.D.2. to permit the expansion of a non-conforming building. Ms. Luciani seconded the motion. The motion was approved 5-0

The meeting was adjourned at 7:10 PM. The next regularly scheduled meeting will be held on Tuesday, September 3, 2013 at 6:30 P.M.

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