

Manheim Township Zoning Hearing Board Minutes
Monday, October 7, 2013
6:30 P.M.

Attendance:

Helen Adams	Present
Patrick Trimble	Present
David Wood	Present
Edward Hoover	Present
Gregory Strausser	Present
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.

Most Reverend Nicolas C. Ditillo **Case 13-30**
1251 New Holland Pike, R-3, B-1 and T-4 Urban Neighborhoods Overlay

Chairman David Wood stated that the Charter Homes case 13-30 was withdrawn for this evening to be rescheduled at a future date.

Solicitor Neil Albert stated that the Charter Homes of Grandview case was withdrawn. It has not been continued. The application was withdrawn by letter.

Neurology Real Estate, LP. **Case 13-31**
640 East Oregon Road, I-3 and T-5 Neffsville Village Overlay

Brent M. Detter was sworn in for testimony.

Mr. Detter explained that Neurology Real Estate was to the Zoning Hearing Board on August 5, 2013 for a special exception for the expansion of a non-conforming building encroaching within the side yard setback area. After further review by Township staff, it was revealed that part of this property will be taken for additional street right of way to create a 55 foot street right of way. This would reduce the front yard setback of the building causing the building to encroach within the required front yard setback and the existing sign to encroach within the perimeter buffer areas of the property.

Mr. Detter explained the variance requests.

Mr. Strausser moved to approve the following: a variance of the Manheim Township Zoning Ordinance Section 1704.2.C.5.a. and the Code of Manheim Township Section 510.96.B.3.e.1. regarding an encroachment of the existing structure into the future front yard setback and a variance of Manheim Township Zoning Ordinance Section 1704.2.C.5.e. and Code of Manheim Township Section 510.96.B.3.e.5.to permit encroachment of the existing signage and parking area into the perimeter buffer. Ms. Adams seconded the motion. The motion was approved 5-0

Zoning Hearing Board Minutes

October 7, 2013

Page 2

The meeting was adjourned at 6:47 PM. The next regularly scheduled meeting will be held on Wednesday, November 6, 2013 at 6:30 P.M.

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