

**Manheim Township Zoning Hearing Board Minutes**  
**Monday, April 7, 2014**  
**6:30 P.M.**

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**Attendance:**

Helen Adams	Present
Jennifer Luciani	Present
David Wood	Present
Gregory Strausser	Present
James Bednarski	Absent
David Beyer	Present

Chairman David Wood requested a roll call, explained the Zoning Hearing Board process and announced the agenda.

**Rockview, LLC** **PLZHB14174**  
**481 Royer Drive, R-2 and PRD**

Chairperson David Wood announced that a letter has been received from the attorney for the applicant, Marc G. Kaplin, to continue cases PLZHB14174 Rockview, LLC and PLZHB14175 Keystone Custom Homes to the next regularly scheduled Zoning Hearing Board meeting of Monday, May 5, 2014. Mr. Strausser moved to continue this hearing to the May 5, 2014 Zoning Hearing Board meeting. Ms. Adams seconded the motion. The motion was approved 4-0

**Keystone Custom Homes** **PLZH**  
**B14175**  
**652 Warminster Lane, R-1**

Chairperson David Wood announced that a letter has been received from the attorney for the applicant, Marc G. Kaplin, to continue cases PLZHB14174 Rockview, LLC and PLZHB14175 Keystone Custom Homes to the next regularly scheduled Zoning Hearing Board meeting of Monday, May 5, 2014. Mr. Strausser moved to continue this hearing to the May 5, 2014 Zoning Hearing Board meeting. Ms. Adams seconded the motion. The motion was approved 4-0

**Dereck Hench** **PLZHB14176**  
**1603 Butter Road, R-2**

Mr. Hench was not present at this hearing. Zoning Hearing Board Solicitor Neil Albert announced that he spoke with Mr. Hench before this Zoning Hearing Board meeting and stated that Mr. Hench agreed to continue this hearing to the next regularly Zoning Hearing Board meeting of Monday, May, 5 2014. Therefore, on behalf of Mr. Hench, Mr. Albert requested to continue this hearing to May 5, 2014. Ms. Luciani seconded the motion. The motion was approved 4-0.

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**James C. Mumma**

**PLZHB14177**

**1506 Esbenshade Road, R-3 and T-4 Urban Neighborhoods Overlay**

Mr. Mumma was sworn in for testimony. Mr. Mumma stated a mudroom will be constructed within the existing garage. Mr. Mumma is requesting a variance to allow the displacement of the existing garage parking space into the front yard building setback so that a car can be parked in front of the house.

Ms. Adams moved to approve a variance of Section 510-148.D to permit the required parking space to be within the front yard building setback. Ms. Luciani seconded the motion. The motion was approved 4-0.

**Bent Creek Country Club**

**PLZHB14178**

**620 Bent Creek Drive, R-1**

Jay Darkey, Brent Detter, and Conrad Likel were sworn in for testimony

Mr. Detter explained that the applicant is requesting a special exception to construct an accessory building and a variance to permit the building to exceed the ten (10) foot height requirement. Referencing the aerial view plan, Mr. Detter further explained the location of the proposed building and stated the building will be used as a Pro Studio for the golf pro to teach one person at a time.

Mr. Likel stated that this building will allow lessons to be taught year around and in inclement weather.

Mr. Strausser made a motion to approve a special exception in accordance with Section 510-22.I. to permit the construction of a Pro Studio as an accessory building and a variance of Section 510-159.A. to permit a Pro Studio outbuilding height to exceed the accessory building height of ten (10) feet. Mr. Beyer seconded the motion. The motion was approved 4-0.

The meeting was adjourned at 6:48 PM. The next regularly scheduled meeting will be held on Monday, May 5, 2014 at 6:30 P.M.