

**Manheim Township Zoning Hearing Board Minutes**  
**Monday, August 4, 2014**  
**6:30 P.M.**

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Attendance:

David Woods	Absent
Greg Strausser	Absent
Helen Adams	Present
Jennifer Luciani	Present
David Beyer	Present
Patrick Trimble	Absent

Acting Chairman, David Beyer called the meeting to order, explained the Zoning Hearing Board meeting process and announced the agenda.

**Douglas Underwood** **PLZHB14247**  
**1182 Edgemoor Court, R-3 and T-4 Urban Neighborhood Overlay**

Mr. Beyer announced that this case was a continuance from the July 7, 2014 Zoning Hearing Board meeting. Mr. Underwood was sworn in for testimony.

Mr. Beyer explained that the patio would encroach within the rear yard by ten (10) feet which is the difference of the variance. Mr. Beyer asked Mr. Underwood what the hardship of this request is.

Mr. Underwood stated that the patio that would be allowed would not be large enough for a sitting area.

Sam Maurer stated that he investigated lots 39 and 40 of Grandview and the patios were found to be in violation of the zoning ordinance. Violation letters were mailed to Charter Homes.

Ms. Luciani moved to deny this request. Ms. Adams seconded the motion. The motion was approved 3-0.

**Phillip and Beth Chapman** **PLZHB14271**  
**2246 Lititz Pike, R-2**

Beth and Phillip Chapman were sworn in for testimony.

Mr. Chapman explained the special exception request. He stated that they want to construct a 700 square foot addition for an accessory dwelling unit, on the rear of the house, where her elderly parents could live. When her parents would move out, the stove would be removed and turned into a wet bar and the addition would be converted into a family room.

The Chapmans and the Board discussed the submitted floor plan and the Chapmans proposed a handicap bathroom and revised the floor plan to show the enlarge bathroom removing the laundry room.

**Zoning Hearing Board Minutes**

**Monday, August 4, 2014**

**Page 2**

Ms. Adams moved to approve a special exception in accordance with Section 510-218 for an Accessory Dwelling Unit for elderly parents, noting the changes that were made to the drawings. Ms. Luciani seconded the motion. The motion was approved 3-0.

The meeting was adjourned at 6:56PM. The next regularly scheduled meeting will be held on Tuesday, September 2, 2014, as needed.

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