

Manheim Township Zoning Hearing Board Minutes
Monday, February 6, 2012
6:30 P.M.

Attendance:

Helen Adams	Present
Patrick Trimble	Present
David Wood	Present
Edward Hoover	Present

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

Mr. Wood announced that a letter was received by McDonalds USA, LLC stating that their application is being withdrawn from the February Zoning Hearing Board meeting.

Chabad of Lancaster
B-4, 1024 Harrisburg Pike

Case 12-03

Rabbi Elazar Green was sworn in for testimony.

Matthew Crème Jr., attorney for Chabad of Lancaster, began by explaining the request. This request is for a special exception for an Educational Institution and several variances which most are for existing non-conformities located on the property. The non-conformities will not increase and will not change on the lot. The parking variance request is the issue the Zoning Hearing Board would be most interested in.

Rabbi Green explained the operation of the Chabad of Lancaster. The group is presently operating in Rabbi Green's home at Race Avenue in Lancaster City as a home occupation for counseling. Rabbi Green is planning to move to the 1024 Harrisburg Pike property for more space. This group is presently attended by approximately thirty (30) F&M students who walk to Rabbi Green's home on Race Avenue. There will be Friday night dinners for the students. This property allows for cultural Kosher Kitchens and will be a resource for tourists for the community away from home. There will be three (3) educational classes a week at this property with five (5) students per class plus the teacher and one class at F&M College. Hopes are to grow the Chabad of Lancaster program.

Mr. Crème explained the proposed floor plan for the Chabad of Lancaster.

Mr. Crème explained that there are eleven (11) existing parking spaces on the property, which was reduced by one parking space due to the addition of a handicap parking space. The existing parking spaces should be adequate because the students will walk to the center.

The Zoning Hearing Board questioned the number of people attending the Chabad of Lancaster and requested the attendance to be limited. Rabbi Green stated that with the move to Harrisburg Pike the attendance is expected to increase to forty (40) students. Rabbi Green stated that he will not cap the number of students allowed to attend. If there are too many in attendance, twenty-

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five 25 students or more, the J.C. center will be used.

Mr. Trimble moved to grant the following: a special exception for a principal use of the property for an Educational Institution pursuant to Section 1403.5; a variance to Section 1406.2.D.2. to permit the lot area to be less than the required 40,000 square feet; a variance of Section 1406.2.D.5.a. to permit the front yard to be less than the minimum of 50 feet; a variance of Section 1406.2.D.5.b. to permit the side yard to be less than the required minimum of 25 feet; a variance of Section 1406.2.D.5.c. to permit the building to be located less than the minimum 75 foot rear yard; a variance of Section 1405.2.D.5.e. to allow encroachment within the 20 foot perimeter buffer; a variance of Section 1406.2.D.7. to permit the open area to be less than the minimum 20 percent; a variance of Section 2511.2. to permit the required planting strip to be less than 10 feet; a variance of section 2002.13 to allow the 11 existing parking spaces to be sufficient for this use; a variance of Section 2808 to permit a time extension for up to three years to complete construction after obtaining building permits; a variance of section 2511.4. to waive the requirement to place screening along the adjoining residential district, all this as per testimony presented here this evening. Mrs. Adams seconded the motion. The motion was approved 4-0.

The meeting adjourned at 7:02 PM. The next regularly scheduled meeting will be held on Monday, March 5, 2012 at 6:30 P.M.