

Manheim Township Zoning Hearing Board Minutes
Monday, March 5, 2012
6:30 P.M.

Attendance:

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

Cameron and Nora Ferdinand
R-1, 204 Settlers Bend

Case 12-05

Cameron and Nora Ferdinand were sworn in for testimony.

Mr. Ferdinand explained that there was a prior Accessory Dwelling unit approval in 2005. This approval was for an Accessory Dwelling Unit for Mrs. Ferdinand's father to occupy. Since then the father passed away and Mr. and Mrs. Ferdinand do not wish to remove the stove to comply with their restoration plan for the following reasons: Mrs. Ferdinand wants to use the stove to bake; this is the only first floor bedroom and Mrs. Ferdinand uses the bedroom as an office. Mr. Ferdinand promised to remove the stove and the electric line to the stove in 8 years when they move from the area. Mr. Ferdinand stated there is no access from the outdoors at this area of the dwelling.

There were discussions regarding the merits of this case and also regarding the possible changes on how this proposed Accessory Dwelling Unit would be used.

The Zoning Hearing Board voiced concern in regards to approving this request because of creating a precedent for future similar cases.

Ms. Adams made a motion to deny the special exception in accordance with Section 2514 to permit an Accessory Dwelling Unit with a full kitchen; and a variance of Article 5 regarding the definition of an Accessory Dwelling Unit, to permit persons other than the elderly, handicap or disabled who are blood or marriage related to the property owner to occupy the Accessory Dwelling Unit. There was no second to the motion. The motion did not carry for the lack of a second.

The Board called an executive session.

When the board return from the executive session Ms. Adams moved to deny the a special exception in accordance with Section 2514 to permit an Accessory Dwelling Unit with a full kitchen; and a variance of Article 5 regarding the definition of an Accessory Dwelling Unit, to permit persons other than the elderly, handicap or disabled who are blood or marriage related to the property owner to occupy the Accessory Dwelling Unit. Ms. Luciani seconded the motion. The motion was approved 3-0.

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Mr. Ferdinand announced that this decision will be appealed.

The meeting adjourned at 7:05 PM. The next regularly scheduled meeting will be held on Monday, April 2, 2012 at 6:30 P.M.

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