

## Conewago Township Zoning Hearing Board Minutes

June 13, 2011

The ZHB meeting was called to order at 7:00 PM with the Pledge of Allegiance. Members present were Earl Miller, Sharon Beck, David Clouser, Margret Burg and Hanson Quickel. Attorney John Elliot provided legal counsel for the ZHB.

The April 11, 2011 ZHB Minutes were approved as presented.

Old Business- None

New Business-

Case 04-2011 Steven Holcomb's request for a Special Exception to allow for a contractor facility in an Agricultural Zone. Steven Holcomb and Attorney Chris Miller provided evidence for the case. Mr. Holcomb and his wife propose to use a 20'x26' building on his property at 4913 Lewisberry Road for the purposes of storing, preparation and staging area to operate a food concession business. All actual vending and sales will take place at various third party locations. Mr. Holcomb and his wife will be the only employees. The building is located on a private drive that serves seven other residences. The private drive accesses Lewisberry road. No sales will occur from the building. Mr. Holcomb has owned the property since August, 2011.

David Clouser made a motion that Case No. 04-2011- Steven C Holcomb's request for a Special Exception to use an existing building as a contractor' facility at 4913 Lewisberry Road, Dover, Pa., 17315 be granted. Hanson Quickel seconded. The motion carried.

Case N. 05-2011- Doug Ruppert's request for a Special Exception to expand or alter an existing non-conformity to allow the installation of an above ground swimming pool in an Industrial Zone. Doug Ruppert provided evidence for the case. Doug Ruppert has owned the property since 2008. The property is currently used for residential purposes. He proposes to install a 24 foot round above ground swimming pool. All of the required setbacks will be met.

David Clouser made a motion that Case No. 05-2011- Doug Ruppert's request for a Special Exception to expand or alter an existing non-conformity to allow the installation of an above ground swimming pool at 863 Locust Point Road, York, Pa., 17406 be granted. Sharon Beck seconded. The motion carried.

Case No. 06-2011- Branton and Linda Gracey's request for a Variance to build an addition to their existing residence which would otherwise encroach upon front and side setback requirements. Branton Gracey and Jed Smith the applicant's general contractor provided evidence for the case. Mr. Gracey has owned the property since 1968. The addition will not change the front setback infringement which is currently 25 feet from the property boundary. The proposed addition will result in a side setback of 20 feet.

David Clouser made a motion that Case 06-2001, Branton and Linda Gracey's request for a Variance to build an addition to their existing residence which would otherwise encroach upon

front and side setbacks at 790 Buck Road, Dover, Pa., 17315 be granted. Hanson Quickel seconded. The motion carried.

There was no further business and the meeting was adjourned at 7:25 PM

Respectfully Submitted

David Clouser  
Secretary-Zoning Hearing Board