

## Conewago Township Zoning Hearing Board Minutes

August 8, 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, and Margret Burg. Hanson Quickel was absent. Attorney John Elliot provided legal counsel for the ZHB.

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

Old Business- None

New Business-

Case No. 08-2011 Sue Yerger's request for a Variance and a Special Exception for Echo Housing at 980 Buck Road, Dover, Pa., 17315. Sue Yerger presented evidence for the case. The applicant wants to place an 1130 square foot mobile home behind her existing home for her daughter to live in due to a financial hardship. The water, sewer and electric for the mobile home will be hooked up to the existing services. Sue Yerger has live at 980 Buck Road for 42 years. A variance is also requested due to the mobile home being 30 square feet over the allowed maximum square footage.

Attorney Elliott explained to the Board that a "de minimis" dimension variance may be granted without the need for the applicant to strictly prove all the elements of a hardship for a traditional variance if the violation is insignificant and the variance is not detrimental to the neighborhood. This violation is about three percent over.

Earl Miller stated the Planning Commission recommended approval of the Variance.

Dave Clouser made a motion that Case No. 08-2011 Sue Yerger's request for a Variance to exceed the maximum square footage for Echo Housing at 980 Buck Road, Dover, Pa., 17315 is considered a "de minimis" dimension Variance and be granted. Margret Burg seconded. Motion carried.

Earl Miller stated the Planning Commission recommended approval of the Special Exception.

Dave Clouser made a motion that Case No. 08-2011 Sue Yerger' request for a Special Exception to allow Echo Housing at 980 Buck Road, Dover, Pa., 17315 be granted. Margret Burg seconded. Motion carried.

Case No. 09-2011 Alyssum Staner's request for a Special Exception to expand a pre-existing nonconformity at 40 Locust Point Road, Manchester, Pa., 17406 by building an addition on the applicant's home. Alyssum Staner provided evidence for the case. The applicant wants to build a 10'x20' dining room on to the front of the house and to add a porch. None of the setbacks will be affected.

Earl Miller stated the Planning Commission recommended approval of the Special Exception.

Dave Clouser made a motion that Case No. 09-2011 Alyssum Staner's request for a Special Exception to expand a pre-existing nonconformity by building a 10'x20' dining room and porch on her home at 40 Locust Point Road, Manchester, Pa., 17406 be granted. Margret Burg seconded. Motion carried.

There was no further business and the meeting adjourned a 7:09 PM.

Respectfully Submitted

David Clouser, Secretary ZHB