

Conewago Township Zoning Hearing Board Minutes

November 14, 2011

Members present were Earl Miller, Sharon Beck, David Clouser, Margret Burg and Hanson Quickel. Attorney John Elliot provided legal counsel for the ZHB.

The October 11, 2011 ZHB Minutes were approved as amended. There was no old business.

New Business-Case No. 12-2011 Paul T. and Priscilla Bachman's request for a special exception to expand a pre-existing non-conforming residential use in a commercial zone by building an addition to their house. Paul and Priscilla Bachman provided evidence for the case. The house is at least 300 feet from all setback lines. The property was purchased in 1968. There are 6.9 acres. The addition will not affect the use of sewer or water. There is ample fire and police protection.

The Planning Commission voted to recommend approval at their October 11th meeting.

Dave Clouser made a motion that application 12-2011 Paul and Priscilla Bachman's request for a special exception to expand a preexisting non-conforming residential use by building a 12 foot by 35 foot addition to the house at 170 Locust Point Road, York Pa., Tax map NH parcel 92 be granted. Sharon Beck seconded. The motion carried.

Case No 13-2011 Ruthann Bennett's request for a variance to build an addition to her existing residence which would otherwise encroach upon side setback requirements. Due to health issues Ruthann Bennett's neighbor Loretta Wilhide represented and gave evidence for the case. The property was purchased in 1987. The lot is 102 feet by 428 feet. A set of three photos was presented as exhibit one. A covered porch with a handicapped ramp was built on a pre-existing concrete pad against the existing house. The right side setback is currently 22 feet from the existing house. The porch will not decrease the setback. The current lot size was created by special exception in 1983.

The Planning Commission recommended approval at their October 11th meeting.

Dave Clouser made a motion that application 13-2011 Ruthann Bennett's request for a variance to build an addition to her existing residence which would otherwise encroach upon setback requirements at 45 Witmer Road, York, Pa., tax map NG parcel 141a be granted subject to the following condition;

- a. Any addition is not to be less than 22 feet from the right side setback line.
Hanson Quickel seconded. The motion carried.

There was no further business and the meeting adjourned at 7:15 PM.

Respectfully Submitted

David Clouser, Secretary