

Manor Township Zoning Hearing Board Minutes

Wednesday, June 5, 2019

Time: 7:00 p.m.

Chairman, Bradley Singer called the Manor Township Zoning Hearing Board meeting to order in the Manor Township Municipal Building located at 950 West Fairway Drive, Lancaster, PA 17603 on June 5, 2019 at 7:00 p.m. Chairman Singer led those in attendance in the Pledge of Allegiance and introduced the Board.

Members Present: Bradley Singer, Missy Charles, Dennis Funk, and Scott Ream

Staff Present: Nate Taggart and Michelle Smith

Township Solicitor: James McManus

Visitors: See attached Sign-In Sheet

Previous Month Minutes – Missy Charles made a motion to accept the April 3, 2019 meeting minutes as they have been submitted. Dennis Funk seconded and the motion carried unanimously.

Old Business

Alex Egner has resigned from his position as Board Alternate due to being called to service for our country. Scott Ream has taken his place as Alternate.

New Business

Case #3-2019 – Applicant: Michelle and Chad Henry, 128 Bender Mill Rd, Lancaster, PA 17603. The applicant is requesting a Special Exception to section 425-13C(4) & 425-73 (Special Exception Use – Accessory Dwelling Unit) to add an accessory dwelling unit on the property located at 128 Bender Mill Rd, Lancaster, PA 17603, Tax ID Number 410-17980-0-0000 for occupancy by a relative. The property is located in the Low-Density Residential (RL) Zone.

James McManus requested that Nate Taggart, Manor Township Zoning Officer, be sworn in. In that capacity, Mr. Taggart is responsible for and administers the cases that come before the Zoning Hearing Board. He issues and receives applications that come before the Board. He received the application indexed at #3-2019 from Michelle and Chad Henry at 128 Bender Mill Rd, Lancaster, PA 17603. Mr. Taggart posted a notice of the time, place and subject matter of the hearing in Lancaster Newspaper on May 21, 2019 and May 28, 2019. He received proofs of publication from the newspaper. The property that is the subject of this application was posted with the same notice on May 28, 2019. Additionally, a notice was posted in the Manor Township Municipal Building on May 28, 2019. All notices contained the same information. The application was completed on a standard Township application form. The application as submitted includes the form, a description of the proposed use, the names and addresses of adjoining property owners, a statement reciting the requirements of section 425-129B of the Zoning Ordinance, a site plan with dimensions prepared by Outsource Solutions CAD Services,

an elevation of the building which is the subject of the application, a floorplan of the layout of the proposed rooms and a plan that is labeled Typical Foundation reflecting an element of the proposed construction. The application was marked as Exhibit #1 and the proof of publication was marked as Exhibit #2. The list of adjoining property owners was marked as Exhibit #3.

Mr. McManus requested that Michelle Henry, Chad Henry and Mary Ann Metzger be sworn in. Mrs. Henry is requesting a Special Exception for an accessory dwelling unit for her mother. The purpose is to provide living space for her. The accessory dwelling is 624 square feet and does not exceed the lot coverage that is allowed in the underlying zone. Michelle and Chad Henry, along with their two children will occupy the main residence. The accessory dwelling unit will be attached by a breezeway. It will be connected to their existing public sewer hook-up. If the project gets approved, they will hook up to public water so it will be easier to connect the accessory dwelling unit. They currently have a well. For electricity, the accessory dwelling unit will be connected to the main residence. They will need to increase their amperage to 200 in order to accommodate this. The total number of occupants for the property will increase from four to five, so there will be minimal impact on the sewer and water. They have an existing pull through drive which is large enough to accommodate another vehicle and it will allow immediate access to the accessory dwelling unit.

There is a site plan attached to the application and this was marked as Exhibit #1A. Mr. McManus asked Mrs. Henry to identify the various elements that are on the site plan. Mrs. Henry identified her home in the center of the property and showed the Board where the front entrance is located. She went on to explain the accessory dwelling unit breezeway will be off the back corner of the home. The driveway from Bender Mill Road connects to the garage at the front of the property and continues through to Heather Ann Drive.

Dennis Funk asked Mrs. Henry about the driveway. He wanted to know if they were planning to provide an additional parking space and where this would be located. Mrs. Henry stated that the current driveway can hold six to eight cars and they were planning to utilize the existing driveway. Mr. Taggart noted that the ordinance requires two parking spaces per dwelling unit so the existing driveway will far exceed the requirements. Mr. McManus asked if they have garage parking. Michelle Henry verified that they do have a two car garage on the property. Dennis Funk verified that they presently utilize public sewer and plan to utilize public water in the future. Mrs. Henry said that it is going to take the builder some time to construct the dwelling, so in the meantime they plan to upgrade the electric and connect to public water. Both the house and the new unit will connect to public water. Brad Singer wanted to know if the addition is a pre-fab. Mrs. Henry stated that it was. There would not be a basement in the new dwelling. It would be slab on grade.

Mr. McManus verified that the proposed accessory dwelling unit will be 624 square feet. He asked the Henry's to estimate the square footage of their existing home. They said that it is 64' x 24'. Mr. Taggart stated that according to tax records the square footage of the home is 1028. Mr. McManus asked if the existing driveway is paved. Mrs. Henry verified that is a paved driveway. Mr. Taggart verified the proposed location of the accessory dwelling is not in violation of any setback of the zoning district. It will be totally within the rear yard of the property. The lot measures 181'5" x 210'7". It is approximately 0.75 acres. The property

owners are Michelle C. Henry and Chad M. Henry. Mrs. Henry acknowledged that the zoning ordinance requires the accessory dwelling unit be removed from the property within 12 months after it is no longer occupied by her mother. The Township has an agreement regarding this matter that will be signed upon approval. This would also be recorded at the County Recorder of Deeds. The proposed accessory dwelling unit is only one floor and contains four rooms. There were no further questions or statements so testimony was closed.

The next scheduled meeting will be on June 25, 2019 at 7:00 p.m. Brad Singer commented that with no further business to discuss, the meeting will close. Missy Charles made a motion to adjourn the meeting. Dennis Funk seconded and the meeting adjourned at 7:27 p.m.

Respectfully Submitted,

Dennis Funk
Secretary

Recording Secretary
Michelle Smith