

Manor Township Zoning Hearing Board Minutes

Wednesday, January 3, 2018

7:00 p.m.

Brad Singer called the Manor Township Zoning Hearing Board meeting to order in the Manor Township Municipal Building located at 950 West Fairway Drive, Lancaster, Pennsylvania on Wednesday, January 3, 2018 at 7:00 p.m. Brad Singer introduced the Board and led those in attendance in the Pledge of Allegiance to the Flag.

Members Present: Dennis Funk, Brad Singer, and Missy Charles
Township Officials Present: James McManus and Nate Taggart
Visitors: See attached Sign-In Sheet

Re-organization

Appointment to the Zoning Hearing Board by the Township Supervisors – Alexander Egner, Alternate, was appointed for a one year term by Resolution 2-2018, beginning January 2, 2018 and expiring January 2, 2019. Missy Charles was appointed for a one year term by Resolution 3-2018, beginning January 2, 2018 and expiring January 2, 2019. Dennis Funk was appointed for a three year term, two positions by Resolution 4-2018, beginning January 2, 2018 and expiring January 2, 2021.

Election of Officers

Chairman – Missy Charles nominated Brad Singer as Chairman, Dennis Funk seconded, and the motion carried unanimously.

Vice Chairman – Dennis Funk nominated Missy Charles as Vice Chairman, Brad Singer seconded, and the motion carried unanimously.

Secretary – Brad Singer nominated Dennis Funk as Secretary, Missy Charles seconded, and the motion carried unanimously.

Brad Singer made a motion to approve the above mentioned nominations and the motion carried unanimously.

Set Meeting Dates

Brad Singer made a motion to meet the first Wednesday of each month at 7:00 p.m.

Selection of 2018 Zoning Hearing Board Solicitor

Brad Singer made a motion to retain James R. McManus as Solicitor for the Zoning Hearing Board for 2018 and the motion carried unanimously.

Approval of Minutes – Brad Singer entertained a motion to approve May 3, 2017, September 6, 2017, and October 17, 2017 meeting minutes as they have been submitted. Missy Charles so motioned, Brad Singer seconded, and the motion carried unanimously.

New Business

Case #1-2018 – The application of John and Cindy Brazina, property located at 549 Shultz Road, Washington Boro, PA 17582, account #410-97625-0-0000 for a Variance from Section 425-12.H(1)(c) (Rear Yard Setback) in accordance with Section 425-123.D-Variations. The Applicant would like to construct an addition which would encroach into the rear yard setback. The property is zoned Rural (R).

James McManus stated that John Brazina is present and will be representing himself and his wife Cindy. Mr. McManus requested that Nate Taggart, Zoning Officer of Manor Township and John Brazina be sworn in. In that capacity, Nate Taggart received the application from John and Cindy Brazina, indexed at #1-2018. The application was on a standard Township form that was completed and signed. The application includes a standard form, a narrative, a list of adjoining property owners, and series of plans which consist of a site plan, floor plan, and elevation plan. The application, together with the contents, was marked as Exhibit #1. A notice of the time, date, place, and subject matter was published in the Lancaster Newspaper on December 20, 2017 and December 27, 2017. Proof of publication was marked Exhibit #2. The property, which is the subject of this application, was posted with a notice of the time, date, place, and subject matter on December 27, 2017. The notice was the same that was published in the Lancaster Newspaper. The same notice was placed on the bulletin board in the lobby of the Manor Township Municipal Building on December 20, 2017. The notice was sent to adjoining property owners as well.

John Brazina presented his request to build an attached garage onto his existing home located at 549 Shultz Road, Washington Boro, PA 17582. The garage setback would be approximately 27 feet, 5 inches instead of the required 35 feet. The garage would include a foyer as a new entrance into the existing house. There would also be a new patio. The garage would be entered off of an existing driveway that exits onto Hilltop Road.

Missy Charles commented that a Variance would be needed for the addition no matter where the placement of the addition. Mr. Brazina showed the Board where his septic system and well are and that the placement of the proposed addition is his only option.

Mr. McManus asked that Mr. Brazina mark the plan with direction, North, South, East and West. It was also noted that the home currently has three garages and the proposed addition would make number four. Mr. Brazina's property is currently lined with vegetation consisting of white pines and burning bush which screens the view from the adjoining property.

Brad Singer verified the use of the additional garage would be used for personal belongings and not commercial use. Mr. Brazina responded that the use would be for personal storage.

Mr. McManus stated that the testimony is concluded. Brad Singer added that the decision will be rendered at next month's meeting, Wednesday, February 7, 2018 at 7:00 p.m.

Brad Singer commented that with no further business to discuss, the meeting adjourned at 7:35 p.m.

Respectfully submitted,

Dennis Funk
Secretary

Recording Secretary
Teresa Strubel