

Manor Township Zoning Hearing Board Minutes

Wednesday, May 6, 2020

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 May 6, 2020 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 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 29, 2020 meeting minutes as they have been submitted. Scott Ream seconded and the motion carried unanimously.

New Business

Case #3-2020: Brad A Hirneisen, 1325 Central Manor Rd, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-13.G(1)(b). The applicant is requesting approval to permit the construction of an attached garage that would encroach into the minimum required side setback. The property in question is located at 1325 Central Manor Rd, Washington Boro, PA 17582, Tax ID 4100198700000 and is in the Low Density (RL) Residential Zone.

James McManus requested that Nate Taggart be sworn in. Mr. Taggart is the Zoning Officer for Manor Township. In that capacity, Mr. Taggart administers and receives the applications that come before the Zoning Hearing Board. He received the application for a variance indexed at #3-2020 from Brad Hirneisen. The application was completed on a standard form provided by the Township. The application consists of a two page standard form, a hand drawn graphic of existing and proposed uses on the property, a brief narrative with surrounding properties and a drawing of the proposed garage unit. The relief being requested is for a variance to a side yard setback requirement. To the best of his knowledge, Mr. Taggart confirmed that the property conforms to the setback, area, building height and building coverage requirements of the zoning ordinance. The application was marked as Exhibit #1.

Mr. Taggart posted a notice of the time, date, place, and subject matter of the hearing in Lancaster Newspaper on April 22, 2020 and April 29, 2020. He received proofs of publication from the newspaper. The proofs were marked as Exhibit #2. The property that is subject of this application was posted with the same notice on April 29, 2020. Additionally, a notice was posted in the Manor Township Municipal Building on April 29, 2020. Mr. Taggart has a list of

adjoining property owners. Notice of the time, date, place and subject matter of the hearing were mailed to these property owners. All notices contained the same information.

Brad Hirneisen, the Applicant and owner of the property, was sworn in. Mr. Hirneisen would like to attach a two car garage to an existing single car garage. By attaching the two car garage, there will be enough room for a vehicle to drive around the building to access the backyard. There is a large tree in the backyard that would prohibit the garage from moving back farther. His driveway is already wide enough to accommodate the new garage. The brick on the existing garage is starting to crack because it was not installed properly at the time of construction. Mr. Hirneisen would like to remove brick from the existing garage and reuse it on the new garage. The neighbor's driveway is two feet away from the property line. Mr. Hirneisen shared photographs with the Board. There were pictures of the front of his home and close ups of the cracked brick. The seven photographs were marked as Exhibit #3.

Missy Charles asked if the two car garage would be constructed on the property or if it would be built offsite and transported to the property. Mr. Hirneisen confirmed that it is basically a pole barn and it would be constructed on the property. Brad Singer asked how far back the garage would need to be placed in order to meet the setback requirement. Mr. Hirneisen estimated that it would have to be moved back at least 10-15 feet and there is a huge maple tree in his backyard that may cause interference. The new garage is going to be constructed four feet back from the front of his existing garage. The maple tree is located approximately 25 yards behind the new garage.

James McManus asked some questions with regards to the plot plan that was attached to the application. The plot plan was marked #1-A. Mr. Hirneisen stated that North is the left side of the property. The house is facing Due West. In reference to the adjoining property located to the South, the neighbor's house is located further away from the road than the Applicant's home. The neighbor's house is located about half way back their lot. Mr. Hirneisen's proposed garage would be located over 100 feet away from the neighbor's house. There is presently a single story home with an attached one car garage, a gazebo, a shed and permeable patios located on Mr. Hirneisen's property. His desire is to construct a two car garage and not a one car garage. Mr. Hirneisen confirmed the Southwest corner of the proposed garage would not be closer than 11 feet away from the property line. He knows the location of the pins and feels confident on the property lines. There are no plans to add a driveway; however, Mr. Hirneisen would like to be able to drive in the grass to access his backyard without having to drive on his neighbor's property. The height of the proposed garage will be 15 feet. The trusses on the new garage had to be turned the opposite way of the house to have the height at 15 feet. Mr. Taggart confirmed that the proposed addition of the garage would not create building coverage in excess of what is permitted by the zoning ordinance. Mr. Hirneisen closed by stating that he encountered a financial setback when he had to change from an on-lot septic to the public sewer system a few years ago. He is not in a financial position to tear down the existing one car garage and add a new two car garage.

Mr. Singer explained how the Board will proceed. Each member will evaluate what was presented this evening. There will be no discussion among the Board. Each member will give their opinion to the Solicitor and he will compile a Decision. The Decision will be rendered at the meeting which will be held on June 3, 2020 at 7:00 p.m. The next meeting will be held on May 13, 2020. Mr. Singer commented that with no further business to discuss, testimony will conclude and the meeting will close. Missy Charles made a motion to adjourn the meeting. Scott Ream seconded and the meeting adjourned at 7:31 p.m.

Respectfully Submitted,

Dennis Funk
Secretary

Recording Secretary
Michelle Smith