

ZHB MINUTES OF JULY 12, 2007

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The Penn Township Zoning Hearing Board (ZHB) met on Thursday, July 12, 2007, at 7:00 p.m. in the Penn Township Municipal Building to conduct a hearing concerning the Teresa Weaver Variance Request, Docket # 2007-06. A list of visitors is on file in the Township Office.

Secretary conducted the roll call of the ZHB.

Present: Jonathan Bigley
Carl Heller
John Madden – Zoning Officer
Ann Rhoads – Zoning Solicitor
Helen Klinepeter- Secretary

MINUTES – Secretary presented the minutes of June 21, 2007 for review. After discussion, and upon a Heller/Bigley motion, the ZHB voted unanimously to approve the ZHB minutes of June 21, 2007.

HEARINGS -The ZHB opened the hearing for the Teresa Weaver variance request at 7:02 p.m. Mr. Bigley opened with the reading of the variance request for the creation of a standard lot from a substandard lot and to create a substandard lot from a standard lot. The second variance request is for the impervious coverage to be increased from 20% to 27% on the proposed substandard lot.

Visitors Sworn In: Barry Weaver
Teresa Weaver
Lenny Sizer
Helen Klinepeter

Evidence Submitted:

Penn Township: #1 Proof of Publication of the legal notice in the Duncannon Record

Mr. Weaver informed the ZHB that he and his wife are requesting to change the acreage of their property (Lot 2) from 1.04 acres to 2.45 acres and decrease the acreage of the inherited property (Lot 1) from 2.49 acres to 1.08 acres. The way the change would be for proposed Lot 1A (.28 acres which is a right-of-way to the Mr. Weaver's house would be attached to Lot 2 and proposed Lot 1B (1.13 acres) would be attached to Lot 2 for the maintenance of existing sewer lines for Lot 2. Mr. Weaver explained that Lot 1A has the entrance for Lot 2 through an easement on Lot 1, by placing Lot 1A with Lot 2 and allowing an easement for Lot 1 would give Lot 2 road frontage. He continued that by attaching Lot 1B to Lot 2 they would have control of the property where the sewer lines from the small wastewater treatment plant are placed. Mr. Weaver stated that he had concerns on someone else owning the land where they are responsible to the State for the maintenance of the lines.

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Mr. Weaver offered that he and his wife are requesting the allowance for the percentage of the impervious coverage be increased from 20% to 27% due to the fact that all the impervious coverage is existing on the property and that there are no other plans to place more impervious coverage on the lot.

The Zoning Hearing Officer stated that he agrees with both requests.

The Hearing was in recess from 7:15 p.m. until 7:20 p.m.

Decision: After discussion, and upon a Heller/Bigley motion, the ZHB voted unanimously to grant a variance for the creation of a standard lot from a substandard lot and to create a substandard lot from a standard lot due to the extenuating circumstances of the entrance to Lot 2 and the sewer line maintenance.

After discussion, and upon a Heller/Bigley motion, the ZHB voted unanimously to grant a variance for the impervious coverage to be increased from 20% to 27% on the proposed substandard lot due to the fact that the impervious coverage is already in place.

After discussion, and upon a Heller/Bigley motion, the ZHB voted unanimously to close the hearing at 7:23 p.m.

Upon the completion of all business, and upon a Heller/Bigley motion, the ZHB voted by majority to adjourn the ZHB meeting at 7:40 p.m.

Respectfully Submitted;

Helen Klinepeter
ZHB Secretary