

Conewago Township Zoning Hearing Board

Minutes of Meeting held on Oct 2, 2019, #4-2019

At 6:00 p.m. Dennis Kacmarczyk, Chairman, Conewago Township Zoning Hearing Board, stating that a quorum of the Zoning Hearing Board was present, called the meeting to order. The following members of the Zoning Hearing Board were present: Dennis Kacmarczyk, Chairman; James E. Finecey, Vice Chairman; Gerald M. Lippy; and George E. Tavares, Secretary. Also present were: David W. Arndt, Jr., Conewago Township Zoning/Code Enforcement Officer; Barbara Krebs, Township Manager; Corrie Ondrizek, Stenographer; and Harold A. Eastman, Jr., solicitor for the Zoning Hearing Board. The Chairman then ask everyone to stand for the Pledge of Allegiance. Then the Chairman announced that anyone present should provide his or her information on the Attendance Sheet for the meeting. It was determined that the notice of the hearing for case, #4-2019, was properly advertised and posted.

The Zoning Hearing Board unanimously approved the minutes from its meeting held on June 5, 2019 at which zoning hearings were conducted in Case No. 3-2019.

The Chairman announced that the matter before the Zoning Hearing Board was Case No. 4-2019 on the Application to the Zoning Hearing Board, filed on Sept. 19, 2019, by and on behalf of The Trone Family Trust. Applicant entered into a commercial real estate sales agreement to purchase subject property. Location is the Old Midway Fire Company structures located at 140, 200, 202 and 203 Linden Avenue in the township; 080080-0160-000 Deed Book/Page, 6430-404; 08008-0158-000, Deed Book /Page 6243-772; 08008-0111-000, Deed Book /Page 6430-404 R-2 Village Residential. Hanover, Conewago Township, Adams County, Pennsylvania.

Grounds for Application: Variance Request. Proposed use does not meet Subsection 155-16 permitted or special exception uses. Subject property has been developed for use under Subsection 155-16 emergency services use and compliant with use requirement set forth in Subsection 155-77.

1. Hardship exists in that the subject property has stood for many years designed and constructed to accommodate the housing and storage and maintenance of emergency vehicles and equipment, as well as fire company offices. No other permitted or special exception use within the R2 district would be compatible, to the existing structure, barring demolition. The proposed use would allow the continued use of the

structures as it was designed excepting the emergency services component.

2. The physical circumstances exist regarding the irregular nature of the structure itself being designed and built for the specific use as a fire company. The proposed use will not alter the former use of the property but for its commercial, not emergency services use.
3. The proposed use will not alter the character of the neighborhood as the proposed use is a continuation of the former use which existed at this location for many years.

Most recent use was for ambulance services which has since vacated.

The proposed use of the subject property: Consistent with prior use subject structures for inside parking/storage and maintenance of business vehicles and equipment, as well as business offices. Prior use had been parking/storage and maintenance of fire vehicles and equipment and offices allowed under Emergency services provision of the R-2 district.

Mr. Tavares read the motion to Grant Variance in case No.4-2019 of The Trone Family Trust Application.

A motion to grant the Applicant's request for variance relief from the uses permitted by right and by special exception in the Village Residential Zone (R-2) pursuant to section 155-16. B. and section 155-16. C., respectively, of the Conewago Township Zoning Ordinance for approval of the Applicant's proposed commercial use of certain real property, identified by street address as 140, 200, 202, and 203 Linden Avenue, Hanover, Conewago Township, Adams County, Pennsylvania, for indoor parking, storage and maintenance of commercial vehicles and equipment and additionally, as offices for the operation of commercial or business uses, with all approved commercial uses to be conducted within existing buildings and structures on the property. With that the lot located at 203 Linden Avenue shall only be used as employee parking.

The Township Solicitor to read the special conditions with the approval.

The Chairman, upon determining that there was no further business before the Zoning Hearing Board, entertained a motion for adjournment, and the meeting was adjourned at 7:05 p.m.

Respectfully submitted,


George E. Tavares

George E. Tavares, Secretary, Conewago Township Zoning Hearing Board