

Zoning Hearing Board Minutes

February 14, 2011

The ZHB meeting was called to order at 7:00 PM with the pledge of Allegiance. Members present were Earl Miller, Sharon Beck, David Clouser, Margret Burg and Hanson Quickel. Attorney John Elliot was absent.

Reorganization was held with the following results: Chairman- Earl Miller, Vice Chairman- Sharon Beck, and Secretary- David Clouser.

The Minutes from the previous ZHB meeting were approved as presented.

Old Business- None

New Business-Case No. 01-2011 Tiday Property Management LLC request for an interpretation appeal or in the alternative a variance to allow two single family manufactured homes to be installed that do not meet minimum square foot requirements pursuant to section 410 of the Conewago Township Zoning Ordinance. Jason Tiday of 2 N. Mulberry Hill Road, Carlisle Pa., 17013 presented evidence for the case. During the course of the meeting some of the following evidence was presented: Two new mobile homes were placed on existing lots at the mobile home park at 5145 N. Susquehanna Trail. As many as twelve old mobile homes were removed. Utilities to the preexisting pads were updated as required. 127 pads or units make up the mobile home park. Mr. Tiday is not sure but he believes the mobile homes that were removed from the two lots in question were at least twelve feet by sixty feet in size. He is sure they were larger than 616 square feet.

Zoning Hearing Officer Fritz Neufeld stated a special exception was granted in 1974 to continue the nonconformity in existence since 1956. The ZHB determined the applicant did not meet the requirements for a variance as stated in Conewago Zoning Ordinance section 503 paragraph 3, that the applicant caused the nonconformity with the required minimum square footage by placing smaller mobile homes on the two lots in question. The ZHB does not believe Mr. Tiday should be allowed to create a new nonconformity by replacing mobile homes with less square footage than existed before. Chairman Earl Miller read the Planning Commission recommendations.

David Clouser made a motion that the application by Tiday Property Management LLC regarding the property located at 5145 N. Susquehanna Trail, York Pa., 17406 for an interpretation appeal or in the alternative a variance to allow two single family manufactured homes to be installed that do not meet minimum square foot requirements pursuant to section 410 of the Conewago Township Zoning Ordinance be denied. Sharon Beck seconded. The motion carried by a vote of five in favor.

The ZHB meeting adjourned at 7:37 PM.

Respectfully submitted,

David Clouser, Secretary ZHB