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**CONEWAGO TOWNSHIP
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August 30, 2007

ZONING HEARING BOARD MEETING

The Conewago Township Zoning Hearing Board held a meeting, Thursday, August 30, 2007 for the purpose of a hearing for application of **Andrew and Lisa Perrotti, Docket 2007-3** requesting a variance from Section 507-C of the Conewago Township Zoning Ordinance regarding the rear yard setback in R-C Residential Suburban Zoning District. The applicant desires to construct a deck that will intrude into the rear yard setback required by the Zoning Ordinance. The subject property is located at 3466 Glenmede Lane, Elizabethtown, PA 17022. The Tax parcel number is 22-005-241. Any other business, which may come before the Zoning Hearing Board.

The Conewago Township Zoning Hearing Board held a meeting Thursday, August 30, 2007 for the purpose of a hearing for application of **Andrew and Wendy Kristich, Docket 2007-4** requesting a variance from Section 507(b) of the Conewago Township Zoning Ordinance regarding the side yard setback in the R-C Residential Country Zoning District. The applicants desire to construct an addition to their home that will intrude into the side yard setback required by the Zoning Ordinance. The subject property is located at 3664 Old Hershey Road, Elizabethtown, PA 17022. The tax parcel number is 22-006-012.

The Meeting was called to order by Chairman Eisenhower at 7:30 PM. Those present were:

Curtis Eisenhower
Steve Stine
Andrew Kristich
Andrew Perrotti

Donna Spittle
Sharon Dougherty
Wendy Kristich
Lisa Perrotti

Rosalie Sarfert
Shirley Bretz
Ron Kane

MINUTES OF JULY 2, 2007 – A motion by Sarfert second by Spittle to approve the minutes of July 2, 2007 as submitted. Motion carried.

Solicitor Stine noted that meeting was properly advertised in The Sun, the property was posted 8-7-07, appropriate notices sent to neighbors within 300 ft., and appropriate fees were paid.

ANDREW & LISA PERROTTI, 3466 Glenmede Lane, Elizabethtown, PA, Parcel No. 22-005-241 – Mr. Perrotti stated in the building process they were told they could not construct a deck. This occurred after a door off their kitchen was customized to accommodate an entrance to a deck. He included pictures of their property as Exhibits, A,B,C, D, and E. They would like to build a 12 x 20 ft. deck. There is a swale behind the house that takes the water away, but the deck would not interfere with the swale. The setback is measured from the foundation of the fireplace which is 22 ft. and the required setback is 30 ft., which 8 ft would be encroaching into the setback. The Zoning Officer noted on the application that the swale has nothing to do with building the deck, the whole deck encroaches on the setback except for 3ft. of rear setback.

ANDREW & WENDY KRISTICH, 3664 Old Hershey Road, Elizabethtown, PA, Parcel No. 22-006-012 – Mr. Kristich included some drawings from the contractor as Exhibit I and Exhibit II is a letter from neighbors, Alma Kreider & Chris Bricker, and on the application James & Violet Frey signed that they approve of their addition. They thought about building up, but they are expecting a child in December. Wendy is a risk pregnancy and her doctor recommended that she doesn't do stairs not only because of the pregnancy, but she gets migraine headaches and dizzy spells. Their home has 2 bedrooms, one occupied by son and they would like to add space for a baby's room and storage. The new addition would be 15 x 25 ft. with a closet storage area, play area and baby's room, and does not include plumbing. The present house is 1,100 ft., the garage is separate from the house and the breezeway is a go between the house enclosed front and back. The contractor plans to build the exterior to match the existing vinyl siding, he will replace the whole roof to include the new addition, and there will be a crawl space about 3 ft. with a separate entrance. It is less costly to expand the addition in the back of the house than to build up and remove roof.

Also time is a factor because of the due date of the baby. This is a way to expand in a timely manner without creating a lot of dust that the wife and baby would have to breathe in. Solicitor Stine stated that if a decision is approved, there is a 30 day appeal from the date the Zoning Board members sign the decision. He also stated some townships would do a waiver where you would have to sign with the Building Permit to agree if someone appeals and you loose, you would have to tear the addition down.

Solicitor Stine closed the meeting at 8:05 PM for an Executive Session to discuss a decision for yard setbacks for both hearings. The Executive Session reconvened at 8:15 PM.

A motion by Sarfert second by Spittle to grant the Perrotti variance with the following conditions: no roof or future enclosure on the deck, and the deck cannot obstruct the storm water swale. Motion carried.

A motion by Spittle second by Sarfert to approve the Kristich variance as submitted. Motion Carried.

Zoning Hearing Board, Continued
August 30, 2007

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Solicitor Stine stated they would a receive a written decision in the mail in a few weeks. There is an appeal period of 30 days. The township usually requires the applicant to wait the 30 days before issuing the Zoning Permit.

A motion by Spittle second by Sarfert to adjourn at 8:20 PM.

Respectfully submitted,

Eleanor Long
Secretary