

**SOUTH LONDONDERRY TOWNSHIP
ZONING HEARING BOARD
27 WEST MARKET STREET
PALMYRA, PA 17078**

December 13, 2018

6:00 PM

Opening Ceremonies and Introduction

1. Pledge of Allegiance
2. Changes to Agenda

Public Input

Approval of Previous Meeting Minutes

1. October 10, 2018

Old Business:

New Business:

1. **2018-9-ZHB- Jeff Witmer:** with regard to property located at 1364 Lawn Road, Manheim, Mount Joy Township, Lancaster County. The portion of property which is the subject of the Petition, is located in South Londonderry Township, Lebanon County. The property is located in the Agricultural Zoning district. The Applicant requests a variance from Zoning Ordinance No. 203§201.G, regarding the permitted front yard setback for an Agricultural Use. The applicant proposes installation of a FIFTY (50) foot by SIXTEY (60) foot Pole Barn on the property to encroach to within TWENTY FIVE (25) feet from the lot line.
2. **2018-11 Matthew and Colleen Hovanec:** with regard to property located at 220 Village Lane, Mt Gretna, Lebanon County. The property is located in the Low Density Residential Zoning district. The Applicant requests a Variance from Zoning Ordinance No. 203§210.H, regarding the permitted front yard setback for a Residential Accessory Structure, and rear yard setback for an Addition. The applicant proposes installation of a TWENTY FOUR (24) foot by TWENTY EIGHT (28) foot Garage on the property to encroach on the front yard setback, the proposed Accessory Structure will be SEVENTY FIVE (75) feet from the street, also proposed a TWENTY (20) foot SIX (6) inch by THIRTY SIX (36) foot SIX (6) inch Addition, encroaching THREE (3) foot by SIX (6) inches into the rear setback.
3. **2018-10 Steven N. Oliver:** with regard to property located at 296 Long Road, Palmyra, South Londonderry Township, Lebanon County. The property is located in the Manufactured Home Park Zoning district. The applicant requests a Special Exception pursuant to section 203§604 Substitution or Replacement of Non-Conformities of Section 203§452 Manufactured Home Park. The Applicant requests a variance from Zoning Ordinance No. 203§ 452, regarding the entire section of regulation to include but not limited to Setbacks, Number of Units, and a SIX(6) inch poured Concrete Pad. The applicant proposes Replacement of existing homes.
4. **2018-12 Jonathan Froelich:** With regard to property located at 109 Hulls Point Lane, Hershey, South Londonderry Township, Lebanon County. The property is located in the Agricultural Zoning district. The Applicant requests a variance from Zoning Ordinance No. 203§201.G, regarding the permitted side yard setback for an Accessory Structure. The applicant proposes installation of a TWENTY FOUR (24) foot by TWENTY FOUR (24) foot garage to replace an existing Car Port on the property, and will encroach

the FIFTEEN (15) feet setback from the side lot line adjacent to the property.

5. **2018-13 Randy R. and Gina V. Herr:** With regard to property located at 296 Long Road, Palmyra, South Londonderry Township, Lebanon County. The Applicant requests Special Exception from Zoning Ordinance No. 203§603 Pertaining to expansion or alteration of a nonconforming use. In addition the Applicant requests Variance §703.N.1 and §703.N.2 asking to grant alternative time table to the build out time from FIVE (5) years to TEN 10 years, §704.C.2.A regarding specially authorized uses, S704.C.2.D regarding public facilities of sewer and water, §704.C.2.G specific criteria listed in Article 4 for existing use, and §201.G variance from yard requirements to encroach on rear yard setback and impervious surface coverage increase of THREE (3) percent.

Adjournment