

Dover Township
Zoning Hearing Board
January 21, 2015

Acting Chairman Donald Bubb called the meeting to order at 7 p.m. Members present: Phillip Brown, Jeffrey Edmonds, Jane Ginter, Steve Barkdoll. Absent with prior notice: Alternate Robert Wright. Absent with prior notice: . Also present: Zoning Officer Georgia Sprengel, Solicitor Mike Craley, Stenographer Tammy Rinehart, Recording Secretary, and five citizens.

Reorganization

Motion by Edmonds, second by Ginter, to keep the same slate of officers for 2015. Chairman, Donald Bubb; Vice Chairman, Jane Ginter ; Chairman Pro Tem, Phillip Brown. All members voted aye; motion carried.

I. Minutes

Motion by Barkdoll, second by Edmonds, to approve the minutes of the meeting of April 16, 2014. All members voted aye; motion carried.

II. Zoning Case

A. ZHB 15-1, Dover Mini Storage; request for Variance for fence height

Larry Zinn, 434 Mumper Lane, Dillsburg, was present (and was sworn in) on this application for a Variance for fence height. He has a corner property with two front yards and would like to put up a 6' high fence to combat some recent vandalism to the property. This is a commercial use (boat/camper storage) that predates zoning. A Commercial use in the Commercial Zone is permitted an 8' high fence, but this use is in a Residential Zone, which permits only a 4' fence in the front yard. Mr. Barkdoll asked about the clear sight triangle; it sounds like that's been accounted for. To clear up some confusion about the actual location of the proposed fencing, Mr. Zinn drew on an aerial photograph, marked as Exhibit A. There will be a gate for ingress and egress and an emergency gate that would be locked. Mr. Zinn purchased the property as a camper storage property in 2009 and continued that use. It could be possible that the owner would put a light on the property at the gate, but there are no plans to add other lighting. Mr. Zinn would be unable to store the boats/campers at the Palomino Road location as there's not enough space. Explaining the vandalism, Mr. Zinn said that vandals broke into the campers and took items. The campers/boats are owned by private individuals and are stored there over the winter.

From the audience, Curt Kahn asked about the setback on Virginia Avenue. Mr. Zinn explained where the fence would be located. It was noted that because the fence on Virginia Avenue is against the building, it's technically not in the front yard, so a Variance is not actually necessary for that street. The Variance requested, therefore, is for Walker Avenue only. There were no further questions or testimony from the audience.

The Planning Commission unanimously recommended approval. Hearing closed.

Mr. Craley made sure that Mr. Zinn understood that the Virginia Avenue area does not need a Variance (because the fence will be flush with the front of the building), and that the Board will rule on the Walker Avenue Variance request only. Understood.

Ruling:

ZHB 15-1, Dover Mini Storage, request for Variance for fence height

Motion by Barkdoll, second by Brown, to approve the Variance for Dover Mini Storage as requested. All members voted aye; motion carried.

III. Other Business

Nothing at this time.

Motion by Ginter, second by Brown, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:29 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary