

Dover Township
Zoning Hearing Board
October 20, 2021

Chairman Jane Ginter called the meeting to order at 7 p.m. Members present: Phillip Brown, Robert Wright, and Richard Pope. Also present: Zoning Officer John McLucas, Solicitor Mike Craley, Stenographer Tammy Rinehart, Recording Secretary, and three citizens. It was reported that Steve Barkdoll was here earlier and left after finding out that there was nothing else on the Agenda.

I. Zoning Case

- A. ZHB 21-1 -- Thunderbird Terrace Mobile Home Park; appeal from Decision of Zoning Officer, replacement of non-conforming structures in a mobile home park; R4 residential district

At 7:02 p.m., the Board recessed to an Executive Session for deliberation on the above case.

At 7:37, the Board reconvened. Mr. Brown noted that he will abstain from voting on the decision tonight, as he was not present at the September meeting to hear the testimony.

Ruling:

Motion by Pope, second by Wright. In the case of ZHB 21-1, Thunderbird Terrace Mobile Home Park, the appeal from the decision of the Zoning Officer is *affirmed in part and overturned in part* as follows:

1. each of the approximately 171 existing mobile home lots or “pad sites” may continued to be used, and individual mobile homes may be replaced without meeting the current lot size requirements or rear setback and the 30’ overall setback and 12’ minimum side setback requirements of Section 27-644.2 and Section 27-644.3.B and C;
2. when replacement occurs, the 30’ minimum separation distance between the replacement mobile home and any existing adjoining mobile home(s) required by Section 27-644.3.C must be met;
3. the front setback requirement of Section 27-644.A, as modified to 15’ or lesser pursuant to Section 27-503.C(1)(b), must be met by any subsequent replacement mobile homes.

Three members voted aye; *Brown abstained*. Motion carried.

II. Other Business

Nothing at this time.

Motion by Wright, second by Ginter, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:40 p.m.

Respectfully submitted,
Julie B. Maher,
Recording Secretary