

PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, January 9, 2024 @ 7:00 P.M.

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag
3. Reorganization
4. Review and approve/disapprove December 12, 2023
5. Review and approve/disapprove the following zoning appeals:

ZHB23-21- Homewood at Hanover PA Inc., 425 Westminster Avenue, Hanover, PA 17331. The applicant is requesting a special exception to Sections 201.2 (Use Not Provided For), 203.2 (Use Regulations), 204.2 (Retirement Village), 203.2 (Model Home/Sales office), 627 (Model Home/Sales Office), and 635 (Retirement Village); a variance to Sections 203.2 (Use Regulations), 203.3 (Area and Bulk Regulations), 204.2 (Use Regulations), 204.3 (Building Height), 303.1 (Parking Requirements), 204.3 (Lot Coverage), 635(d) (Lot Coverage), and 635(h)(Proximity of Structures to Lot or Street Lines); and an interpretation of Sections 201.3 (Accessory Uses and Structures), 203.2 (Area and Bulk Regulations), 204.2 (Use Regulations), 635 (Retirement Village), 635(h) (Proximity of Structures to Lot or Street Lines), and 627 (Model Home and/or Sales Office) of the zoning ordinance, in order to develop the properties into a Retirement Village. The properties are located at 425 Westminster Avenue and 770 Frederick Street in the Highway Business zone, R-15 zone, and R-22 zone.