

**Borough of Gettysburg
Zoning Hearing Board
Meeting Minutes
January 22, 2014**

Please refer to the Transcript of Testimony at the hearing held on Wednesday, January 22, 2014 at the Borough Municipal Building, 59 East High Street, Gettysburg, Pennsylvania for a verbatim record of the proceedings.

The Zoning Hearing Board (ZHB) was called to order by Chair Stacey Green at 7:03 p.m. on Wednesday, January 22, 2014. Those in attendance were: Board members Mark Weaver and Holliday Giles and alternate member Rodger Goodacre, who participated in the hearing; John S. Phillips, Solicitor for the Board; Scott Dellett, Borough Planning Director and Zoning Officer; and Rhonda Kershner, stenographer. Absent were Board Members Walton Davis and Larry G. Weikert.

Others in attendance were: Rebecca Brown of 785 Baltimore Street, the applicant, and Ruth Brown, also of 785 Baltimore Street.

Reorganization

Ms. Green announced the Board reorganization was being deferred until the next Board meeting.

Minutes and Agenda

Ms. Giles made a motion to approve the December 4, 2013 minutes as written. Mr. Goodacre seconded. The minutes were approved, 3 to 0. There were no changes or additions to the agenda. There were no outstanding decisions to announce.

Hearing of case

ZHB-14-01 Rebecca Brown, 783-785 Baltimore Street, to obtain a variance from Sections 27-1301(1) and 27-1302, Parking Space Requirements and to determine the parking requirements for the site under Section 27-1302(2).

Mr. Phillips gave an overview of the procedures that would be followed during the hearing. He noted that the Borough Zoning Ordinance does not have a specific parking space requirement for museum. According to Section 27-1302(2) of the Borough Zoning Ordinance, the Board shall make the determination. In addition, Mr. Phillips listed the criteria that must be met in order for variance to be granted, should a variance be necessary if the Board determined the on-street parking space was not sufficient. Mr. Dellett confirmed that the hearing was advertised and the property posted and noted that at its January 22, 2014 meeting, the Planning Commission recommended the Board determine three parking spaces as the

requirement for the use of the first floor of a building located at 783-785 Baltimore Street as a museum, pursuant to Section 27-1302.2, Parking Space Requirements.

The applicant presented its case for a determination of parking requirements for the use of the first floor of 783-785 Baltimore Street as a museum and, if the Board determined the use of three on-street parking spaces were not sufficient, to grant a variance from Sections 27-1301(1) and 27-1302. At 7:25 p.m. the Board went into executive session, returning at 7:38 p.m.

Ms. Giles made a motion that the three on-street parking spaces meets the parking requirements under Section 27-1302 as requested, subject to the condition the museum use is confined to the first floor. Mr. Weaver seconded the motion. The motion passed, 4 to 0.

With no further business before the Board, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Scott Dellett".

Scott Dellett, AICP
Borough Planning Director