

# Dallastown Borough Planning Commission

Minutes: December 7th, 2009

**Case: 2009-03      Applicant: Chrystal Mowery**  
**Address: 89 West Main Street (map 4, parcel 0375-00)**  
**Zone: R/T**

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The applicant is requesting a special exception from Section 304C and a Variance from section 423.B.6. The applicant is requesting approval to operate a part-time massage therapy business out of her home and would additionally like to sell related products to her clients.

.4 so that he may improve the property with two buildings, which will be utilized for heavy storage/warehousing. Mr. James Barnes, R.L.A., from James R. Holley & Associates, was present to represent the interests of Rexroth Equities.

Mrs. Mowery stated that currently she is looking to operate the business on a part-time basis, most likely between the hours of 1 to 6 PM, primarily from Monday to Saturday each week. She mentioned that customers would be scheduled by appointment only since she would be only be able to provide massage therapy to one client at a time.

She is allocating the family room (current use) for the anticipated workplace, at 182 sq. ft. it falls well below the allowable amount (30%) of coverage. This area is climate controlled so it will be functional throughout the year, bathroom facilities are provided by an adjacent powder room. Access to this area will be from the rear of the home via an exterior door that connects directly to this room. Parking for customers is also provided at the rear of the property and is indicated as such on the attached drawing. She stated that general lighting from streetlights along with a porch light will offer sufficient visibility for clients in the evening hours. The garage is for the personal use of the applicants.

She anticipates that any inventory or saleable products will also be stored in this room which is why she is asking for a Variance from Section 423.B.6. However it is unsure if this is necessary since these items may already be allowed under Article II (Definitions), page II-7 under Home Occupation-item B.

Mr. Snyder, from 56 West Main, was in attendance and gave testimony in favor of Mrs. Mowery's plans for a home occupation. According to Mrs. Mowery's testimony and submitted plans we believe that she seems to meet all criteria outlined in the Zoning Ordinance, we unanimously recommend approving the application for both the Special Exception and the Variance so that she may establish her home occupation.

Attendance: Susan Sprague, Chair  
Edward Coyeman  
George McCallum  
Doug Miller

Other: Nate Taggart, Planning & Zoning

Prepared by: Doug Miller

