

Manchester Township Zoning Hearing Board

AGENDA

October 1, 2025, at 6:00 p.m.

CALL TO ORDER

PLEDGE TO THE FLAG

NEW BUSINESS:

1. ZHB 2025-15: Magda Properties, LLC, requests a special exception to change one nonconforming use to another pursuant to §27-1307 and a variance from §27-1122.2 to permit a second principal use on a property located in the Residential Medium District to allow conversion of the existing garage into an automotive detailing shop while maintaining the restaurant use at 3594 N. Susquehanna Trail, 36-000-06-0142.00-00000.
2. ZHB 2025-16: Talia Coleman requests a special exception pursuant to §27-1220 and 27-1230 to permit a childcare home as a home occupation, at 964 Weatherburn Drive, 36-000-17-0091.00-00000, in the Residential Low District.

ADJOURN



Manchester Township Zoning Hearing Board Special Exception and Variance Application Briefing

#1

| | | | |
|----------------------------|---------------------------|--------------------------|--------------------|
| Application Number: | 2025-15 | ZHB Hearing Date: | 10/1/25 |
| Applicant(s): | Magda Properties, LLC | Tax Map Parcel: | 36-06-142 |
| Property Owner(s): | Lucky Number Seven, LLC | Lot Size: | 1.36 acres |
| Property Location: | 3594 N. Susquehanna Trail | Zoning: | Residential Medium |

Project Narrative:

The applicant requests a special exception pursuant to §27-1307 to change one nonconforming use to a different nonconforming use and a variance from §27-1122.2 to permit a second principal use on a property. The second use would be the conversion of the existing garage into an automotive detailing shop while maintaining the restaurant use.

Property Characteristics:

1. The subject property is improved with a restaurant/ pub that closed in October 2018. The property has been listed for sale since then as a commercial property with the intent that the use would continue.
2. The restaurant/pub is improved with two residential units above, a detached garage, and parking lot.
3. The restaurant/pub with living units above is a legally nonconforming use as it was established in the 1940s which predates zoning in Manchester Township. Zoning was first adopted in Manchester Township in 1958. The property was originally zoned Agricultural in 1958.
4. The following zoning hearing cases are on file for the subject property:
 - a. ZHB 1977-19, special exception to allow the expansion of a nonconforming use to permit a camper on a permanent concrete base. This application was denied. The decision is attached hereto as **Exhibit "A"**.
 - b. 1978 a notice of violation was appealed to the zoning hearing board. The decision is attached hereto as **Exhibit "B"**.
 - c. ZHB 1999-24, special exception and variance to expand a nonconforming use by 40%. The special exception was approved to expand the nonconforming use up to 35%; however, the variance to allow the additional 5% expansion was denied. The decision is attached hereto as **Exhibit "C"**.

11

- d. ZHB 2006-02, variance to allow the creation of a separate parcel containing less than 20,000 square feet with no access to public water. This application was approved. The decision is attached hereto as **Exhibit "D"**.
- e. ZHB 2015-08, special exception to expand a nonconforming use and a variance for a reduced front setback to allow an outdoor seating area. This application was approved. The decision is attached hereto as **Exhibit "E"**.
5. The property is served by public water and public sewer.
6. Adjacent properties:

| | Use | Zoning |
|-------|-------------|--------------------|
| North | Residential | Residential Medium |
| South | Residential | Residential Medium |
| West | Residential | Residential Medium |
| East | Cemetery | Residential Medium |

This briefing represents the views and comments of the Manchester Township staff only and should not be construed as a final approval or denial of this application. The Manchester Township Zoning Hearing Board members may have additional questions and/or comments with regard to this proposal. The applicant and/or his/her representative should be prepared to address comments or concerns raised by the Manchester Township Zoning Hearing Board members.

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

FOR OFFICE USE ONLY

Application # 2025-15
Date of Hearing 10/1/25
Time of Hearing 6pm

CONTINUED HEARING

Date of Hearing _____
Time of Hearing _____

APPLICATION FOR ZONING HEARING

1. **Applicant's Name** Magda Properties, LLC Peterhanna21@outlook.com
Address: 75 Cloverleaf Road
York, PA 17406 **Phone Number** (717) 875-7512
2. **Property Owner's Name:** Lucky Number Seven, LLC
Address: 915 W. Plum St, Lancaster, PA 17602-1937
3. **Property Location** 3594 Susquehanna Trail N.
4. **Zoning District** RM **UPI #** 36-000-06-0142-00-00000

The undersigned hereby makes application for a **VARIANCE / SPECIAL EXCEPTION / APPEAL** under all applicable ordinances of Manchester Township, and hereby certifies, under penalties of perjury, that all facts set forth herein and in the plans submitted herewith are true and correct.

Nothing in this application shall relieve the owners, or his agent, the developer or applicant or any other persons in possession or control of the building, land, or any part thereof from obtaining such other permits or licenses or approvals as may be prescribed by law for the uses or purposes for which the land or building is designed or intended; nor from complying with any lawful order issued with the object of maintaining the building or land in a safe or lawful condition.

Two (2) completed applications with the required application fee must be submitted to Manchester Township prior to the filing deadline.



Signature of Applicant / Authorized Representative

Date 9/10/2025

OFFICE USE ONLY BELOW THIS LINE

| | |
|---|---|
| Date Application Received <u>9/10/25</u> | Property Posted _____ |
| Date Application Fee Received _____ | |
| Certified to ZHB | Date <u>9/10/25</u> |
| Newspaper Advertisement of Hearing | Date <u>9/10/25</u> Date <u>9/23/25</u> |
| Notice Mailed to Twp. Supervisors & ZHB | Date <u>9/10/25</u> |
| Notice Mailed to Applicant & Adjacent Property Owners | Date _____ |
| Application Withdrawn | Date _____ |
| Hearing Held | Date _____ |
| Planning Commission Review | Date _____ |
| Continued Hearing Held | Date _____ |
| Permit (GRANTED / REFUSED) | Date _____ |
| Conditions for Approval _____ | |

Peterhanna21@outlook.com

5. Nature of SPECIAL EXCEPTION / VARIANCE / INTERPRETATION requested and SECTION NUMBER:

Special Exception 27-1307
 Variance 27-122(2)

6. Description of Proposed Work and Use:

See Attached

7. Existing Use of Land / Buildings:

See Attached

8. Number of Proposed Buildings / Structures:

See Attached

And:

a Height of Building / Structures

Feet

Stories

b Type of Construction

c Number of Families / Dwelling Units

d Habitable Floor Area for Each Dwelling Unit

e If Mobile Home, Title Holder's Name / Address

9. Off Street Parking Spaces:

a Required

b. Proposed

10. Water System: (check a, b or c)

☒ a Public

Company Name

b On-Site Well

c Other (Specify)

11. Sewage System: (check a, b or c)

☒ a Public

c. Other

b On-Site

Penn DEP Approved #

12. Please note that a land development plan must be filed or a building permit must be acquired within (six) 6 months of the date of the written decision of the board or the action is null and void.

13. Please attach a complete list of property owners within 300 feet. (Please include homeowners' names, address, tax map and parcel number.)

14. Please attach a detailed site plan. (Include a complete plan showing all existing and proposed buildings, driveways, etc. with setback distances and dimensions. Note all property widths and depths (in feet) along appropriate property lines. Note all street name(s) and their locations. Note the compass directions. Note the names of the adjoining property owners.

The application is not considered complete without items 13 & 14.

FOR SPECIAL EXCEPTION APPLICATIONS ONLY (must answer all questions) (additional sheets may be used)

15. The applicant alleges that the proposed Special Exception use:

a) Would be in harmony with the character of the neighborhood because: (How will what I want to do fit in my neighborhood)

See Attached

b) Would not be detrimental to the properties or persons in the neighborhood because:

See Attached

c) If the special exception is granted, show how the provisions of Section _____ of the Zoning Ordinance will be met. (Please attach a separate sheet of paper as needed.)

See Attached

FOR VARIANCE APPLICATIONS ONLY (must answer all questions) (additional sheets may be used)

16. The applicant believes the variance should be granted because:

- a) Applicant is unable to make reasonable use of his property or conform to strict application of the Zoning Ordinance because: (Why can't you use the property as it is?)

See Attached

- b) The unnecessary hardship on your property is: (must be able to prove all of the items below)

- () The result of application of the Manchester Township Zoning Ordinance
- () Due to unique physical circumstances of the property in question not shared by neighboring properties such as: the shape of lot, the width of lot or the topography of the lot
- () Not financial in nature
- () Not self-created

- c) The proposed variance will not alter the essential character of the neighborhood nor impair the use of adjacent properties for the following reasons: (for example: Why is this not harmful to the neighbors?)

See Attached

- d) The variance requested represents the minimum variance that will afford relief for the following reasons: (for example: Why does what you want to build have to be the size shown?)

See Attached

KURT A. BLAKE
DAVID C. SCHANBACHER*
AMY J. PHILLIPS



*Fellow, American Academy
of Matrimonial Lawyers

ATTORNEYS AND COUNSELLORS AT LAW

September 10th, 2025

Manchester Township
3200 Farmtrail Road
York, Pennsylvania 17406

RECEIVED
SEP 10 2025
Initial: *Rachel*

Re: Zoning Application - 3594 Susquehanna Trail North
Special Exception and Variance

To whom it may concern:

Please find attached hereto the Zoning Application, along with the following attachments:

- a. Exhibit A - General Overview and Summary
- b. Exhibit A - page 2 - Special Exception and Variance provisions
- c. Sketch of Restaurant Building, along with sizes of additional areas of detached garage, apartment on second level, parking lot and storage
- d. overview of lot aerial picture
- e. 2 Page detailing of neighbors within 300 feet.

Would you also be so kind to confirm all hearing dates and times.

Very truly yours,
BLAKE & SCHANBACHER LAW, LLC

By: _____

Kurt A. Blake
Kurt@palitigators.com

KAB/bms
cc: file/client
enclosures - as noted

**3594 Susquehanna Trail North
Manchester Township
VARIANCE APPLICATION**

EXHIBIT "A"

GENERAL OVERVIEW & SUMMARY OF APPLICATION:

The real property at issue has been a long standing commercial property that it is believed and averred was previously granted and still has an existing variance to operate as the Pub on the Trail, a PLCB licensed restaurant. The Property no longer is licensed as a PLCB facility, but has been continuously marketed for the continued Restaurant use. It is further noted on the York County Assessment Office records as Commercial Class, with a use code of Restaurant. The property is 1.36 acres and in addition to the restaurant building which is shown on the attached sketch, there is a second level of the restaurant building with a 3 bedroom/1 bathroom apartment with an approximate area of 693 square feet, and there is a 1152+/- square feet detached garage structure, and overall approximately 4600 square feet of paved area and additional gravel parking areas.

Applicant is looking to undertake a renovation project at the property that will include a renovation of the main building for a continuation of the existing restaurant uses. A crucial component to this project is the ability to utilize the detached garage as a separate use from the restaurant. The applicant is looking to utilize the detached garage as a detailing shop to provide detailing services to the public and to the car dealership industry.

The property is located in the RM zone and Ordinance 27-122(2) and that statute limits a lot within a residential district to not more than one (1) principal use. Applicant is filing for a special exception under 27-1307 for change of use of the detached garage, and, alternatively should this not be seen as a valid request, the Applicant is seeking a variance to allow the expansion of the property to allow for a use in addition to the current uses for the detached garage. The detailing shop will operate on a Monday to Friday schedule for full hours, with Saturdays being not a full day. This will not be a repair shop, car inspection or body shop.

The applicant is currently investigating the prior usage of the Garage, and has received information that it was used previously in conjunction with the prior commercial operations of the property.

The Applicant seeks this application and makes this request as the property needs significant improvements and renovations to become a valued part of the community that reflects a positive image and appearance. Such undertaking is significant and to accomplish will necessitate the garage usage.

SPECIAL EXCEPTION: 27-1307. Change of Use

- 15.a) The applicant asserts that the request continues with a commercial use of the detached garage which has previously been in place, and would not present a greater detriment or impact on the neighborhood. Applicant proposes that the Apartment on the 2nd floor of the property in conjunction with this plan be eliminated from apartment use, and limited to simply storage for the restaurant, as such there would be a use that is consistent with the prior usage and the property would then continue with the two (2) uses.
- b) Applicant would assert that this would not be detrimental to the properties or persons in the neighborhood as the project would restore and rehabilitate the existing property to having a much better appearance, improved neighborhood appearance, consistent maintenance and a similar impact if not less than prior usage.
- c) 27-1307(3)(A-F) would all be required of the applicant, and given the renovations of the restaurant such would require permits for construction with the requirement of compliance with current codes.

VARIANCE

- 16.a-d In addition to what have been stated above, the Applicant believes that this use is a crucial part of the development of the project of existing commercial buildings into a vibrant and functioning use. Such use will not have a greater impact than prior usage, and is believed without the liquor license, the hours will not be as late as the Pub had utilized. This proposed usage actually as a total project is a significant benefit to the neighborhood as it revitalizes a currently un-used/under-utilized property that will be updated, renovated, remodeled and improved. As a part of this application Applicant is suggesting and is agreeable to the implementation of conditions on the approval to include placing of additional landscaping screening on the North and Western sides of the property, an imposition of conditions that the detached garage cannot be used as an auto body shop, PA inspection station, or Auto repair shop, and that no lifts can be installed. This is offered to eliminate any concerns of such a use.

[Home](#) [Property Search▼](#) [Contact Us](#) [Appeals Link](#)

Profile

Owner

Sales

Values

Value History

Land

Agricultural

Residential

Outbuildings

Permits

Commercial

Current Tax Information

Delinquent Taxes

Appeals

Photos

Sketch

Map

Pictometry

PARID: 36-000-06-0142.00-00000

PROPERTY LOCATION: 3594 SUSQUEHANNA TRL

LUCKY NUMBER SEVEN LLC

MUNICIPALITY: 36 - MANCHESTER TOWNSHIP

SCHOOL: 002 - CENTRAL YORK SCHOOL


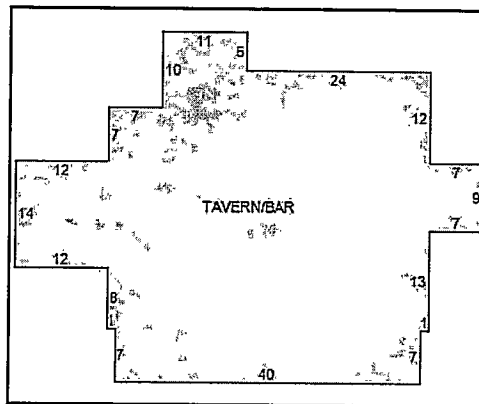
NBHD: C361000

Tax Year: 2025

1 of 1

[Return to Search Results](#)

Actions

 [Printable Summary](#) [Printable Version](#)Options

| Type | Line # | Item | Area |
|-----------------------|--------|---|-------|
| Commercial | 2 | TAVERN/BAR - 035:TAVERN/BAR | 1,959 |
| Commercial | 1 | MULT-USE STR - 084:MULTI-USE STORAGE | 924 |
| Commercial | 3 | MULT-USE APT - 081:MULTI-USE APARTMENTS | 693 |
| Commercial Feature | 1 | PORCH, ENCLS - P02:PORCH ENCLOSED | 70 |
| Outbuilding | 1 | DET GR CBS - RG2:CB, BRICK OR STN DET. GARAGE | 1,152 |
| Outbuilding | 2 | PAVING ASP - PA1:PAVING ASPHALT | 4,600 |

Click on an item to display it independently.

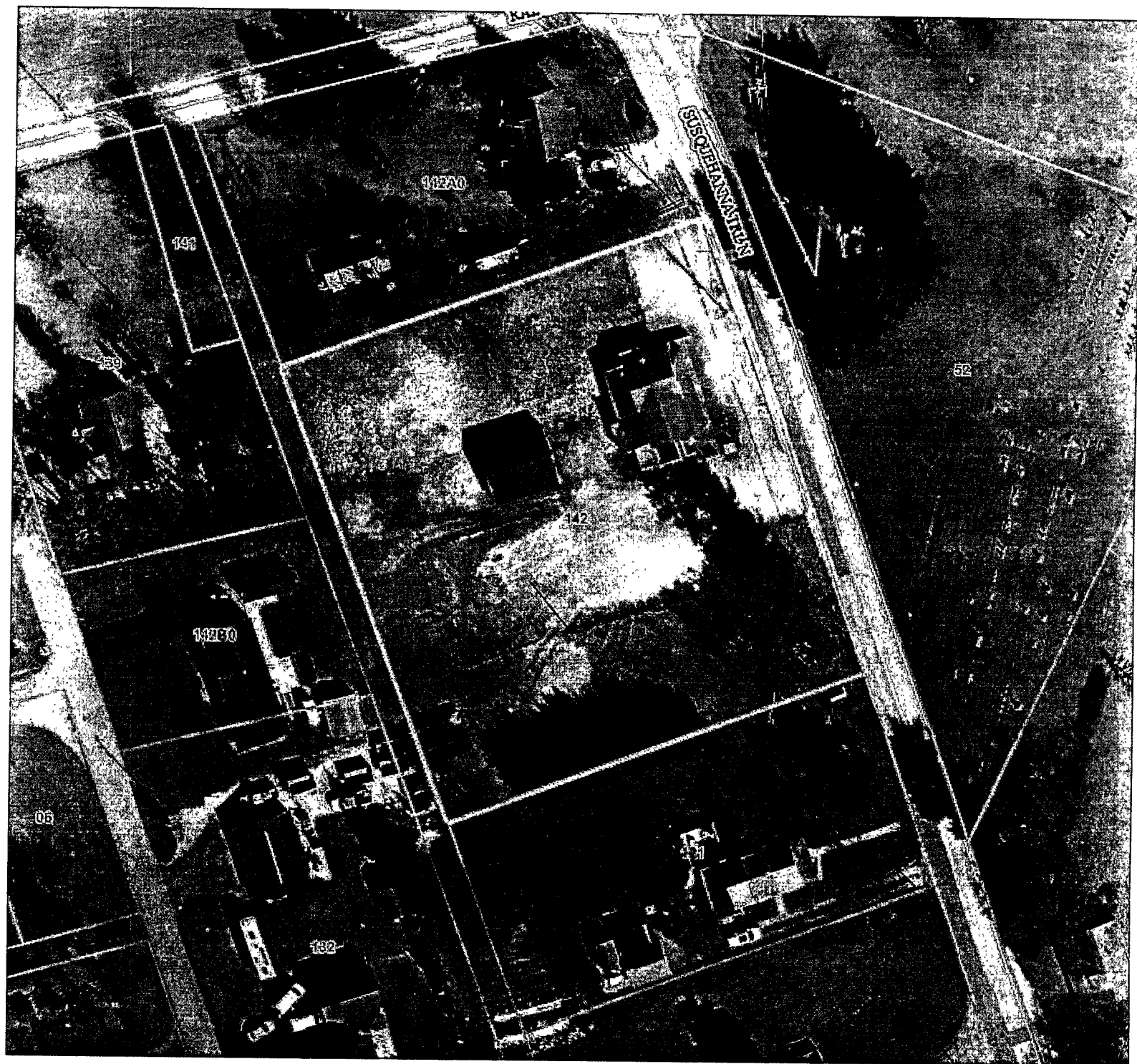
York County
Board of Assessment
28 East Market Street, Room
105
York PA 17401-1585

Contact Us
Phone: (717) 771-9232
Email: RWhite@yorkcountypa.gov
Hours: Monday-Friday 8:00am-4:30pm

Location [Google Map](#)

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Manchester Township Zoning Hearing Board

York County, Pennsylvania

FINDINGS OF FACT AND NOTICE OF DECISION

Name of Applicant Jack L. Dettinger
Address R.D. #22, Box 70, York, Pennsylvania 17402
ZHB Reference No. 77-19 Application No. 77-19
Reason for Application To expand a nonconforming use to include a permanently placed camper.

(For Special Exception) as authorized by Section _____ of Zoning Ordinance
Location of Property "Pub on the Trail" tavern, R.D. #22
Zoning District Agriculture

* * * * *

Notice is hereby given that the Manchester Township Zoning Hearing Board has conducted a public hearing on July 6, 1977 in the above case, and after giving due consideration to all of the facts, the Zoning Hearing Board has made the following decision:

The request for a special exception is hereby unanimously rejected on the grounds that this application for special exception does not come within the requirements of Section 1104 or Article III of the Zoning Ordinance.

Subject to the following conditions and safeguards:

The nature of the Board's decision is such that if all construction or use is carried out in strict compliance thereto, said construction or use shall be considered to be in conformance with the Manchester Township Zoning Ordinance of 1973; and any construction or use carried out in violation of said decision, or in violation of any of the conditions or safeguards which may be attached thereto, shall be considered a violation of said Zoning Ordinance, subject to the penalties provided therein.

The granting of a variance or special exception by the Zoning Hearing Board is authorization for the Zoning Officer to issue a Building Permit. This Notice of Decision does not constitute a building permit. Before proceeding with any construction work or change in use of the property, you must secure a Building Permit.

August 5, 1977
Date

George R. Kall
Se

Exhibit "A"

Findings of fact (list and attach additional page if necessary)

1. The applicant is Jack L. Dettinger, R.D.#22, York, Pennsylvania, and his request for a special exception to expand a nonconforming use to include a permanently placed camper.
2. The applicant's business is the Pub on the Trail Tavern, and on the second floor of said tavern are two residences where the applicant and his brother reside.
3. The camper would be placed on a permanent concrete base approximately twenty feet behind said tavern, 150 feet from the rear property line and 50 feet from the north side.
4. The applicant has a well and septic system serving the tavern. The camper would not have a hook-up to the well or septic system.
5. The camper would be used as strike headquarters for the Maple Press union.
6. Applicant would have an extension cord running from the tavern to the camper for electric.
7. Applicant would have said camper located behind his tavern for a period until the Maple Press strike is terminated.
8. The tavern has a 55 seating capacity, and applicant has two full time employees.
9. The lot has 30 to 35 parking spaces which are off street, said parking spaces located to the front and both sides of the tavern, and there is parking available in the field beyond the improved parking area.
10. The tavern sits back thirty feet from Susquehanna Trail.
11. Applicant does not own the trailer, and would like to place the hours on said camper operation from 9 P.M. to 2 A.M., and not more than two people in the camper after 10 P.M.
12. On a normal night, applicant has between 150 to 200 cars driving in and out of his tavern establishment.
13. Applicant's tavern business hours are 9 P.M. to 2 A.M. when he stops serving alcoholic beverages; however, some patrons do not leave until 3:15 to 3:30 A.M.

Reason for the Board's decision based upon the findings of fact:

1. The Board finds as a fact that the application does not adhere to the requirements of the granting of a special exception, and therefore such use or modification of the terms of the Zoning Ordinance has not been specifically authorized as a special exception within the District such particular site is located.
2. The granting of this special exception will be prejudicial to the character of the neighborhood and that the granting thereof will endanger the public health, safety, and general welfare.

Certified Mail #242951
Sent 10/5/78

Manchester Township Zoning Hearing Board

York County, Pennsylvania

FINDINGS OF FACT AND NOTICE OF DECISION

Name of Applicant Mr. Jack Dettinger
Address "Pub on the Trail" Tavern, R.D.#22, York, Pa. 17402
ZHB Reference No. _____ Application No. _____
Reason for ~~Application~~ hearing: As stated on attached letter from the
Township Manager dated August 21, 1978.
violations
(For ~~Special Exception~~) as authorized by Section 1417 of Zoning Ordinance
Location of Property West side of Susquehanna Trail North south of
Raintree Road 3594 W. Susquehanna Tr Zoning District Agriculture

* * * * *

Notice is hereby given that the Manchester Township Zoning Hearing Board has conducted a public hearing on September 6, 1978 in the above case, and after giving due consideration to all of the facts, the Zoning Hearing Board has made the following decision:

The decision of the Zoning Hearing Board is attached hereto
and made a part hereof.

Subject to the following conditions and safeguards:

The nature of the Board's decision is such that if all construction or use is carried out in strict compliance thereto, said construction or use shall be considered to be in conformance with the Manchester Township Zoning Ordinance of ~~1973~~; and any construction or use carried out in violation of said decision, or in violation of any of the conditions or safeguards which may be attached thereto, shall be considered a violation of said Zoning Ordinance, subject to the penalties provided therein.

The granting of a variance or special exception by the Zoning Hearing Board is authorization for the Zoning Officer to issue a Building Permit. This Notice of Decision does not constitute a building permit. Before proceeding with any construction work or change in use of the property, you must secure a Building Permit.

OCTOBER 4, 1978

Date

Donald A. White

Secretary

Exhibit "B"

"The Pub on the Trail"
Jack Dettinger, owner
Zoning Violations
September 6, 1978 hearing

Decision of the Zoning Hearing Board

Mr. Kall made a motion that violations do exist on Items Nos. 1, 2, 3, 4, and 7 as stated in the Township Manager's correspondence dated August 21, 1978, heretofore attached. Mr. White seconded the motion. Ayes - 3. Nays - 0.

With respect to Item #2, Mr. White made a motion that the property owner be required and given fifteen days to make proper adjustments to said outside spotlights and spotlight glare. Mr. Unger seconded the motion. Ayes - 3. Nays - 0.

With respect to Item #3, Mr. Unger made a motion that the property owner submit a plan to the Zoning Officer within fifteen days to remedy this situation. Mr. White seconded the motion. Ayes - 3. Nays - 0.

With respect to Item #4, Mr. White made a motion that the property owner be given fifteen days to take remedial action to take care of the accumulation of garbage and debris on the said property. Additionally, the property owner is to provide some documentation to the Township Manager that this action has been properly taken. Mr. Unger seconded the motion. Ayes - 3. Nays - 0.

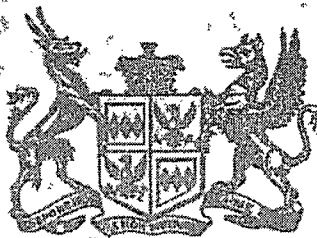
With respect to Item #6, Mr. Kall made a motion that the blinking lights on the beer advertisement sign in the window on the south side of the property owner's building constitutes a pre-existing use which the Zoning Hearing Board has no authority to change. Mr. Unger seconded the motion. Ayes - 3. Nays - 0.

Mr. White made a motion, with respect to Item #1 and #7 that the Zoning Hearing Board authorize the permit for the parking lot with the provision that the hours of operation be limited and control of noise be instituted. Said hours of operation will be limited to 2:00 A.M. on each and every day and that all patrons be off the property by no later than 2:30 A.M. Mr. White seconded the motion. Ayes - 3. Nays - 0.

The Township

YORK COUNTY
NEW ADDRESS

R.D. #22 BOX 60
York, Pa. 17402



of Manchester

PENNSYLVANIA
NEW ADDRESS

R.D. #22 BOX 60
York, Pa. 17402

R.D. 5 YORK, PA. 17402
Telephone 717-764-4646

August 21, 1978

Mr. Jack Dettinger
Pub on the Trail Tavern
R. D. #22
York, PA 17402

Dear Mr. Dettinger:

This office has received complaints regarding seven (7) violations of the Manchester Township Zoning Ordinance (#73-7) which have occurred at your place of business, t/a "The Pub on the Trail", located on the west side of the Susquehanna Trail North, just south of Raintree Road (Tax Map 6; Parcel 142). The business is a non-conforming use in an Agriculture zone.

The list of violations is as follows:

1. There is no limit to the hours of operation of the business (see Section 1000L.7.)
2. Outside spotlights glare on to adjoining properties (see Section 1000L.1.)
3. Off street parking area is dusty and not landscaped to buffer adjoining properties (see Section 1302 and 1304)
4. Accumulation of garbage and debris on the property (see Section 1000L.6. and 1004)
5. Business identification sign erected on building without a permit (see Section 1201)
6. Blinking lights, on beer advertisement sign, in window on south side of building (see Section 1205F)
7. Expansion of building and parking area without a permit (see Section 1400A)

Mr. Jack Dettinger
Page 2
August 21, 1978

In accordance with Section 1417 of the zoning ordinance, this list of complaints will be presented to the zoning hearing board at its September 6, 1978 meeting to determine the validity of the violations.

Therefore, you are hereby advised that should you wish to refute or disprove any of the specific complaints, you should appear at the zoning hearing board at 8:30 P.M. at the Manchester Township Municipal Building, R. D. #22, York.

If the zoning hearing board determines that the complaints are valid, you will be given an opportunity to correct the violations. However, if the violations are not corrected within the time period established by the zoning hearing board, appropriate legal action will be instituted, by the township, against you, as property owner and owner of the business.

Therefore, it is in your best interest to attend this hearing.

Sincerely,

MANCHESTER TOWNSHIP



David A. Raver,
Township Manager

DAR:mgm

bec: Wayde Seidensticker, Esq. ✓

Manchester Township Zoning Hearing Board

York County, Pennsylvania

FINDINGS OF FACT AND NOTICE OF DECISION

Name of Applicant: **Todd M. Wilt**

Address: **2435 Brandywine Lane York, PA. 17404**

ZHB Reference Number: **99-24**

Application Number: **99-24**

Reason For Application: **to expand a pre-existing non-conforming use (Tavern) by more than 35% (Variance – Section 1301B and Special Exception – Section 1305C)**

(For Special Exception) as authorized by Section: 1203 of Zoning Ordinance.

Location of Property: **3594 Susquehanna Trail (Pub On The Trail) (Tax Map 6; Parcel 142)**

Zoning District: **Residential Medium Density (RM)**

Notice is hear by given that the Manchester Township Zoning Hearing Board has conducted a public hearing on **August 4, 1999** in the above case, and after giving due consideration to all of the facts, the Zoning Hearing Board has made the following decision:

**The Zoning Hearing Board unanimously approved the special exception request.
The Zoning Hearing Board unanimously denied the variance request**

Subject to the following conditions and safeguards:

The nature of the boards decision is such that if all construction or use is carried out in strict compliance thereto, said construction or use shall be considered to be in conformance with the Manchester Township Zoning Ordinance of 1996 and amendments; and any construction or use carried out in violation of said decision , or in violation of any of the conditions or safeguards which may be attached thereto, shall be considered a violation of said Zoning Ordinance, subject to the penalties provided therein. No other sections of the Manchester Township Zoning Ordinance shall be waived.

The granting of a variance or special exception by the Zoning Hearing Board is authorization for the Zoning Officer to issue a Building Permit. This Notice of Decision does not constitute a building permit. Before proceeding with any construction work or change in use of the property you must obtain a Building Permit.

August 31, 1999
Date

Cory L. Smith
Secr

Exhibit "C"

Findings of Fact (list and attach additional page if necessary)

1. The applicant is requesting variance to expand a pre-existing non-conformity by more than 35 %.
2. The applicant currently operates a tavern facility at this location.
3. The applicant wants to change the layout of the tavern area to better accommodate the business patrons.
4. The applicant proposes to add an additional 2034 sq. ft. to the first floor of the main building.
5. The applicant proposes to add an additional 877 sq. ft to the basement of the main building.
6. The property is 1.34 acres in size.
7. The property is serviced by public sewer and on site water.
8. The proposed expansion would be to the back of the existing main building.
9. The applicants proposed expansion represents a 40% expansion in the size of the current main building.
10. The property is located in a residential medium density (RM) zone.
11. The adjacent properties are currently used as residential.

Reason for the boards decision based on findings of fact: (Variance Request)

1. The Board finds the applicant has not shown requisite hardship necessary for the grant of this variance and has not satisfied the requirements of Section 1608 of the Manchester Township Zoning Ordinance regarding the standards for a variance.
2. The Board finds the property can be used in conformance with the zone within which it is located.

Reason for the boards decision based on findings of fact: (Special Exception Request)

1. The Board finds the proposed tavern expansion can be accomplished with a 35% increase in the size of the existing main building. This expansion has been specifically authorized as a special exception in the district within which such a particular site is located.
2. The Board finds the approval of the special exception will not be detrimental to the public health, safety, or general welfare.
3. The applicant has satisfied the requirements of the Manchester Township Zoning Ordinance, Section 1203.

The Township
YORK COUNTY



of Manchester
PENNSYLVANIA

Zoning Hearing Board Findings Of Fact And Notice Of Decision

Name of Applicant: **Todd & Connie Ann Wilt**
997 East Cherrywine Drive
York, PA 17404

ZHB Reference Number: **2006-02**

Application Number: **2006-02**

Reason For Application: **to create a separate parcel less than the required 20,000 sq. ft. using sanitary sewer but no public water. (Section 27-505.1) (Variance).**

Location of Property: **3594 Susquehanna Trail North. (Tax Map 6; Parcel 142)**

Zoning District: **Residential Medium (RM)**

Notice is hereby given that the Manchester Township Zoning Hearing Board has conducted a public hearing on **January 11, 2006** in the above case, and after giving due consideration to all of the facts, the Zoning Hearing Board has made the following decision:

The Zoning Hearing Board unanimously approved the variance request.

Subject to the following conditions and safeguards:

The nature of the board's decision is such that if all construction or use is carried out in strict compliance thereto, said construction or use shall be considered to be in conformance with the Manchester Township Zoning Ordinance of 1996 and amendments; and any construction or use carried out in violation of said decision, or in violation of any of the conditions or safeguards which may be attached thereto, shall be considered a violation of said Zoning Ordinance, subject to the penalties provided therein. No other sections of the Manchester Township Zoning Ordinance shall be waived.

The granting of a variance or special exception by the Zoning Hearing Board is authorization for the Zoning Officer to issue a Building Permit. This Notice of Decision does not constitute a building permit. Before proceeding with any construction work or change in use of the property you must obtain a Building Permit.

Failure of the applicant to take action, as a result of this approval, within six (6) months, shall render this decision null and void.

February 1, 2006
Date

[Signature]
Secretary

Exhibit "D"

Findings of Fact (list and attach additional page if necessary)

1. The property is approximately 1.75 acres in size and fronts on the Susquehanna Trail and Central Ave. The property is now under one deed with four separate parcels.
2. An un-adopted alley currently separates the 15,600 sq. ft (lot #2) from the remainder of the property.
3. The applicant proposes to combine the parcels on the east side of the alley and create a separate parcel on the west side of the alley.
4. The west side parcel would be 15,600 sq. ft. in size. The lot only has public sewer available. An on-site well would be required for a detached single family dwelling to be constructed on the property.
5. The 15,600 sq. ft. lot size does not meet the current zoning ordinance requirement of 20,000 sq. ft. for the construction of detached single family dwelling utilizing the public sanitary sewer system but not a public water system, that is not even present in the area.
6. The applicant is requesting a variance to reduce the required lot size to the current 15,600 sq. ft.
7. The applicant feels the un-adopted alley restricts his use of the west side property.
8. The property was posted and notices were mailed to the adjacent property owners in accordance with Township regulations.

Reason for the board's decision based on findings of fact:

1. The Board finds the un-adopted alley creates a unique land hardship related to this property.
2. The Board finds the approval of the variance will not be detrimental to the public health, safety, or general welfare.

The Township
YORK COUNTY



of Manchester
PENNSYLVANIA

Zoning Hearing Board Findings Of Fact And Notice Of Decision

Name of Applicant: **The Pub on the Trail**
3594 Susquehanna Trail
York, PA 17406

ZHB Reference Number: **2015-08**

Application Number: **2015-08**

Reason for Application: Special Exception to expand a pre-existing non-conforming use and a Variance for a reduced front setback

Location of Property: **3594 Susquehanna Trail (Tax Map 06; Parcel 0142)**

Zoning District: **Residential Medium Density (RM)**

Notice is hereby given that the Manchester Township Zoning Hearing Board has conducted a public hearing on **July 1, 2015** in the above case and after giving due consideration to all of the facts, the Zoning Hearing Board has made the following decision:

The Zoning Hearing Board unanimously approved the special exception requests as testified to by the applicant.

Subject to the following conditions and safeguards:

- 1) Fencing shall be installed at the rear of the property to shield vehicle lights from neighboring properties
- 2) Outdoor service shall end at 11:00 pm
- 3) No entertainment or music at the outdoor seating area
- 4) Outdoor seating shall only be used from May 1st to October 15th

The nature of the board's decision is such that if all construction or use is carried out in strict compliance thereto, said construction or use shall be considered to be in conformance with the Manchester Township Zoning Ordinance of 1996 and amendments; and any construction or use carried out in violation of said decision, or in violation of any of the conditions or safeguards which may be attached thereto, shall be considered a violation of said Zoning Ordinance, subject to the penalties provided therein. No other sections of the Manchester Township Zoning Ordinance shall be waived.

The granting of a variance or special exception by the Zoning Hearing Board is authorization for the Zoning Officer to issue a Building Permit. This Notice of Decision does not constitute a building permit or occupancy certificate. Before proceeding with any construction work or change in use of the property you must obtain a Building Permit.

Failure of the applicant to take action, as a result of this approval, within six (6) months, shall render this decision null and void.

9 July 2015
Date

[Signature]
Chairman/Acting

Exhibit "E"

Findings of Fact (list and attach additional page if necessary)

1. Mr. Steve Chronister represented the applicant and owner of the facility, Pub on the Trail Corporation
2. Mr. Chronister stated that the facility is connected to both the public water and sanitary sewer systems.
3. Mr. Chronister testified that this property is improved with a single family detached dwelling that is connected to the public water and public sewer systems even though he did not know the actual lot size.
4. Mr. Chronister stated that this operation has been in existence since 1940
5. Mr. Chronister stated that in order to stay competitive a restaurant/bar must provide outdoor seating.
6. Mr. Chronister stated that the area for outdoor seating would be a 15' x 18' area at the south-east corner of the existing building and an area along the front of the building 6 feet from the existing building
7. Mr. Chronister said that this area will accommodate 34 new seats, some at tables others at a railing to be installed across the front of the building
8. Mr. Chronister stated that the railing will be 22 feet from the curbing along the Susquehanna Trail.
9. Mr. Chronister stated that the required setback for buildings along the Susquehanna Trail is fifty (50) feet and the existing building is already located 34 feet from the Susquehanna Trail.
10. Mr. Chronister stated that fence panel are intended to be placed at either end of the outdoor seating areas
11. Mr. Chronister indicated that service is intended to not "go beyond 11 pm".
12. Mr. Chronister stated that the special exception allowing the expansion of seating from the township before the PA Liquor Control Board will act on a request for an "extension of the premises.
13. Mr. Chronister stated that there are 43 parking spaces available to serve both the inside and outside seats when according to the zoning ordinance only 27 spaces are required.
14. It was confirmed that the expansion would be 510 square feet and that is within the allowable 35% expansion of 750 square feet.
15. Mr. Chronister stated that there will be no additional outside lighting installed as a result of this application.
16. Mr. Chronister stated that railed seating area would be protected from traffic by a curb to be installed.
17. Mr. Chronister indicated that signage on the property will remain per township regulations.
18. Mr. Chronister explained what uses were located on the neighboring properties
19. Mr. Chronister said that there would be no music or entertainment in the outdoor seating area.
20. Mr. Raymond Perez of 75 Central Avenue questioned whether the lights from the vehicles using the facility could somehow be blocked so as to not shine into his residence.
21. Mr. Chronister agreed to install fencing to block the lights from the parking lot that shine on Mr. Perez's residence.
22. Mr. Allen Els of 15 Central Avenue and Mr. James Fink of 3750 Bear Road also asked for clarification of how the outside area would operate regarding entertainment and smoking areas.
23. Mr. Chronister stated that the outside area could be limited for use from May 1st to October 15th.
24. Mr. Olewiler testified to the posting of the property and notification to the neighboring properties

Reason for the board's decision based on findings of fact:

1. The Board finds the granting of the special exceptions would not be detrimental to the character of the surrounding area.
2. The Board finds the granting of the special exceptions will not be detrimental to the public health, safety, or general welfare,
3. The special exception is authorized by the Manchester Township Zoning Ordinance and that Mr. Chronister demonstrated the requirements for the granting of the special exception will be met.
4. The variance requested is a dimensional variance and therefore the burden of proof required for the granting of the variance is not as stringent as for other variances.
5. The reduced setback variance requested is diminimus in nature.

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

| | |
|----------------------------|----------------|
| FOR OFFICE USE ONLY | |
| Application # | <u>2025-16</u> |
| Date of Hearing | <u>10/1/25</u> |
| Time of Hearing | <u>10pm</u> |
| CONTINUED HEARING | |
| Date of Hearing | _____ |
| Time of Hearing | _____ |

RECEIVED

SEP 10 2025

Initial [Signature]
APPLICATION FOR ZONING HEARING

1. **Applicant's Name** Talia S. Coleman
Address: 964 Wetherburn Drive York, PA 17404
E-mail Address: _____ **Phone Number:** _____
2. **Property Owner's Name:** Jonathan M. Coleman and Talia S. Coleman
Address: 964 Wetherburn Drive York, PA 17404
3. **Property Location** 964 Wetherburn Drive York, PA 17404
4. **Zoning District** Residential Low (RL) **UPI #** 36-000-17-0091

The undersigned hereby makes application for a **VARIANCE / SPECIAL EXCEPTION / APPEAL** under all applicable ordinances of Manchester Township, and hereby certifies, under penalties of perjury, that all facts set forth herein and, in the plans, submitted herewith are true and correct.

Nothing in this application shall relieve the owners, or his agent, the developer or applicant or any other persons in possession or control of the building, land, or any part thereof from obtaining such other permits or licenses or approvals as may be prescribed by law for the uses or purposes for which the land or building is designed or intended; nor from complying with any lawful order issued with the object of maintaining the building or land in a safe or lawful condition.

[Signature]

Parcel number: 360001700910000000

Signature of Applicant / Authorized Representative

Date 9/9/2025

OFFICE USE ONLY BELOW THIS LINE

| | | | |
|---|----------------|-----------------|---------------------|
| Date Application Received | <u>9/10/25</u> | Property Posted | _____ |
| Date Application Fee Received | <u>9/10/25</u> | | |
| Certified to ZHB | Date | <u>9/10/25</u> | |
| Newspaper Advertisement of Hearing | Date | <u>9/10/25</u> | Date <u>9/23/25</u> |
| Notice Mailed to Twp. Supervisors & ZHB | Date | | |
| Notice Mailed to Applicant & Adjacent Property Owners | Date | <u>9/10/25</u> | |
| Application Withdrawn | Date | | |
| Hearing Held | Date | | |
| Planning Commission Review | Date | | |
| Continued Hearing Held | Date | | |
| Permit (GRANTED / REFUSED) | Date | | |
| Conditions for Approval _____ | | | |

5. Nature of SPECIAL EXCEPTION / VARIANCE / INTERPRETATION requested and SECTION NUMBER: _____

to open an in-home professional childcare center (small business) within a residential community to serve as a resource for families in need of childcare services and coverage

Please see attached file for more informaton

6. Description of Proposed Work and Use: _____

Please see attached file for more informaton

7. Existing Use of Land / Buildings: personal primary residence

detached two-story single family home. See attached images

8. Number of Proposed Buildings / Structures: ONE

And:

a Height of Building / Structures .59 acre lot (25700.4 sq ft) Feet 20+ Stories 2

b Type of Construction detached single family house Block foundation

c Number of Families / Dwelling Units one

d Habitable Floor Area for Each Dwelling Unit three floors: main area over 5000sq ft. /finished basement: 1500sq ft /backyard over 20k sq. ft./attached 3-car garage

e If Mobile Home, Title Holder's Name / Address

9. Off Street Parking Spaces:

a Required 2

b. Proposed

3 garage spaces + 4 driveway spaces
2-3 in driveway, additional curbside parking for staggered drop off/pick up

10. Water System: (check a, b or c)

☒ a Public

Company Name York Water

☐ b On-Site Well

☐ c Other (Specify _____)

11. Sewage System: (check a, b or c)

☒ a Public

☐ c. Other Manchester Township Sewer

☐ b On-Site

Penn DEP Approved #

12. Please note that a land development plan must be filed or a building permit must be acquired within (six) 6 months of the date of the written decision of the board or the action is null and void. Agreed

13. Please attach a complete list of property owners within 300 feet. (Please include homeowners' names, address, tax map and parcel number.)

14. Please attach a detailed site plan. (Include a complete plan showing all existing and proposed buildings, driveways, etc. with setback distances and dimensions. Note all property widths and depths (in feet) along appropriate property lines. Note all street name(s) and their locations. Note the compass directions. Note the names of the adjoining property owners.

The application is not considered complete without items 13 & 14.

FOR SPECIAL EXCEPTION APPLICATIONS ONLY (must answer all questions) (additional sheets may be used)

15. The applicant alleges that the proposed Special Exception use:

a) Would be in harmony with the character of the neighborhood because: (How will what I want to do fit in my neighborhood)

The use will remain fully residential in appearance. The home is not being altered, signage is not requested, and childcare will occur indoors or in the fenced backyard. Noise levels are comparable to normal residential family activity. There are many active adults walking and children playing outside within the neighborhood.

Outdoor play will be limited to daytime hours (e.g., 7:00 a.m.–5:30 p.m.). Children will be supervised at all times, outdoor noise comparable to a normal family backyard. Outdoor play area is about 5,000sq ft. and inside about 1500sq ft.

b) Would not be detrimental to the properties or persons in the neighborhood because:

Traffic will be limited to a few staggered drop-off/pick-up times during weekday mornings and afternoons, minimizing impact on neighbors. Parking is contained within private home driveway. The fenced outdoor play area ensures safety and prevents children from entering neighboring yards. Children will be supervised at all times. Home has updated fire safety: smoke detectors on all floors, fire extinguishers, emergency exit plans posted and practiced with children. Owner will comply with Manchester Township and PA State inspections and licensing.

c) If the special exception is granted, show how the provisions of Section 27-1220 & 27-1230 of the Zoning Ordinance will be met. (Please attach a separate sheet of paper as needed.)

(Please see attached: Special exception, Section 27-1220 requirements for a Child Care Home and Section 27-1230 for Home Occupation.) My childcare will operate in a detached single-family dwelling Monday-Friday during daytime hours with a maximum of six (non-related) children at a time. I will maintain residential character: no major noise, no signage, no major construction, and no commercial traffic. Also, provide adequate indoor/fenced outdoor space for learning and play. Two or more off-street parking with staggered drop-offs and pick-ups. Employ only the applicant; no additional outside employees are proposed at this time. Comply with Manchester Township and PA State inspections and licensing.

APPLICATION FOR ZONING HEARING: Date: October 1, 2025

ATTACHEMENTS:

ANSWERS #5-7

Talia S. Coleman

964 Wetherburn Drive York, PA 17404

Email: doc.coleman22@gmail.com

Mobile: 8565779105

Parcel number: 360001700910000000

5. Nature of SPECIAL EXCEPTION requested and SECTION NUMBER:

Chapter 27. Zoning Part 12. SPECIAL EXCEPTIONS:

Section 27-1220 for Child Care Home and Home Occupations section 27-1230 Subsections 3-5.

See attached file: required Township zoning codes: <https://ecode360.com/30849122#30849317>

I, applicant, seek approval to operate a licensed in-home small family childcare at 964 Wetherburn Drive to care for up to six (non-related) children at one time, consistent with Pennsylvania Department of Human Services regulations. The property is uniquely suited for small group childcare due to its safe residential setting, off-street parking, and fenced yard. The proposed use will operate Monday–Friday, [7:30am-5:30pm], with designated indoor play areas and learning space consistent with community needs. Adequate on-site parking and safe drop-off/pick-up zones are provided.

6. Description of Proposed Work and Use:

I am seeking approval to operate a licensed family in-home childcare center within my detached two-story primary residence at 964 Wetherburn Drive in Manchester Township. I have been working with Community Connections for Children (CCC) to obtain my certifications and state license. I am in the final stages of completing the Pennsylvania Department of Human Services (PA DHS) Family Child Care Home licensing and obtaining my clearances.

I am a servant leader with a passion for education and helping others. I have worked in pre-school – higher education for the past 20 years and hold a doctoral degree in educational leadership. My communication, creativity, relatability, friendly personality, gentle care, and attention to details are important characteristics needed to help others learn, play, and grow. My seven years of experience as an in-home teacher to my own children (one 1st grader and one young preschooler) has led me to open up my home to support other families.

There is an urgent need for high quality, affordable, reliable childcare options for children, especially under the age of six in York County. Local families often face long waitlists for daycare facilities. A small, in-home childcare will help meet this demand while providing a fun, safe, nurturing, family-style learning environment for children in our neighborhood.

I desire to help fill in the gap and support the community without commercializing our neighborhood. I have been recently awarded a BLOOM Start Up Forgivable Loan in partnership with Every Child Has Opportunities (ECHO) and Community Connections for Children (CCC) providing necessary funds for the creation of my small home childcare to serve residents of York County.

The property is well-suited for this use:

- Serve a maximum of six (non-related) children at one time, as permitted under PA DHS Family Child Care Home licensing. Operating Monday through Friday, 7:30 a.m. to 5:30 p.m. Employ only the applicant; no additional outside employees are proposed at this time. I will obtain and comply with Manchester Township and PA State inspections and licensing.
- Indoor Space: Utilize the finished portion of the basement floor (1500 square feet) including: kitchenette, play/learning area, child-safe bathroom, and nap area for daily activities.
- Outdoor Space: Use the fenced backyard (approximately 5,000 square feet) as a secure and supervised outdoor play/learning area.
- Safety Measures: Indoor childproofing: outlet covers, safety gates, locked storage for all hazardous materials/supplies. Hardwired smoke detectors on each level, fire extinguishers in key areas. Emergency evacuation plans will be posted and practiced with children.

Traffic and parking will be carefully managed:

- Drop-off and pick-up will occur in the private driveway, which accommodates two or three vehicles. Additional curbside is available if needed.
- Times will be staggered to prevent congestion.

The proposed use will not change the quiet, safe, residential character of the neighborhood:

- No exterior alterations or commercial signage will be added.
- Outdoor play will occur during weekday, daytime hours and will be closely supervised.
- Noise and activity will remain consistent with those of a typical family residence.

7. Existing Use of Land / Buildings:

Primary residence Detached two-story single-family residence, owner-occupied. Online details with images:

https://www.zillow.com/homedetails/964-Wetherburn-Dr-York-PA-17404/60443538_zpid/

Chapter 27. Zoning

Part 12. SPECIAL EXCEPTIONS

§ 27-1204. General Standards for Special Exceptions.

[Ord. 1996-1, 1/23/1996, § 1203]

1. The Zoning Hearing Board, before granting a special exception for any use, must find that the use and the proposed operations and development in connection with the use, or the modification of the terms of this chapter, shall have been specifically authorized as a special exception in the district within which such particular site is located. The Board shall make the following findings, in writing, when relevant in a give case, either from the evidence presented at the hearing, or from a study and report prepared by the Planning Commission, the Township Engineer or other competent technical consultants:
 - A. That the location of the use, including with respect to the existing or future streets, giving access to it, is in harmony with the orderly and appropriate development of the zone in which the use is to be located.
 - B. That the nature and intensity of the operations involved are in harmony with the orderly and appropriate development of the zone in which the use is to be located.
 - C. That the grant of the special exception shall not materially increase traffic congestion in the roads and highways, nor cause nor encourage commercial or industrial traffic to use residential streets.
 - D. The applicant must meet all general and specific requirements as defined in this Part.
2. General Criteria. Each applicant must demonstrate compliance with the following general criteria:
 - A. The proposed use shall be consistent with the purpose and intent of this chapter and shall not be detrimental to the health, safety or welfare of the neighborhood.
 - B. The proposed use shall not injure or detract from the use or enjoyment or character of adjoining or nearby properties or cause land deterioration or potentially decrease of value of surrounding properties.
 - C. The proposed use shall not substantially change the character of the subject property's neighborhood and shall meet the requirements of the district in which it lies.
 - D. Adequate public facilities are available and existing to serve the proposed use (e.g., schools, fire, police and ambulance protection, sewer, water and other utilities, parks, vehicular access, recreation, and etc.).
 - E. For development within the FP-Floodplain District, that the application complied with those requirements listed in Part **10** of this chapter and the necessity of the development to be located in the floodplain.
 - F. The proposed use will not impair the integrity of the Township's Comprehensive Plan.

- G. The proposed use is not incompatible with the existing traffic conditions and adjacent uses.
 - H. The use of the site complies with the requirements of any other public agency having jurisdiction over the proposed use.
 - I. Operations in connection with a use shall not be more objectionable to nearby properties by reason of noise, odor, fumes, vibration, glare, smoke or other potential nuisance or safety hazard than would be the operations of the permitted use.
- 3. Specific Criteria. Each applicant must demonstrate compliance with the following specific criteria:
 - A. The parking, traffic and pedestrian access shall be in conformance with those specified in Part **15** and elsewhere in this chapter.
 - B. Screening and landscaping and slope of the proposed use from adjacent uses is sufficient to prevent deleterious impact of the proposed use upon another and to comply with Part 11.
 - 4. Conditions. The Zoning Hearing Board in approving special exception applications, may attach conditions considered necessary to protect the public welfare and the purposes listed above, including conditions and safeguards which are more restrictive but not less than those established for other uses in the same district. These conditions shall be enforceable by the Zoning Officer and failure to comply with such conditions shall constitute a violation of this chapter and be subject to the penalties described in Part **16**.
 - 5. Site Plan Approval. Any site plan presented in support of the special exception pursuant to § **27-1203** shall become an official part of the record for said special exception. Approval of any special exception shall also bind the use in accordance with the submitted site plan; therefore, should a change in the site plan be required as part of the approval of the use, the applicant shall revise the site plan prior to the issuance of a zoning permit. Any subsequent change to the use on the subject property not reflected on the originally approved site plan, shall require the obtainment of another special exception approval.

§ 27-1205. Additional Conditions.

[Ord. 1996-1, 1/23/1996, § 1204]

- 1. In granting a special exception, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in the chapter, considered necessary to implement the purposes of this chapter, including conditions which are more restrictive than those established for other uses in the same zone and may require, among others and where appropriate:
 - A. Suitable planting, fencing or screening.
 - B. Harmonious architectural or landscaping treatment.
 - C. Suitable hours of operation.
 - D. Proper vehicular access and parking facilities.
 - E. Sidewalks, storm sewer and/or other public improvement.
 - F. Proper restrictions as to the use of outdoor flood or spot lighting, public address systems, and advertising displays.
 - G. Such other improvements and/or restrictions and/or conditions as the Board may deem appropriate.
- 2. For any use permitted by special exception, a special exception must be obtained from the Zoning Hearing Board. In addition to the information required on the building permit application, the special exception application must show:

- A. Ground floor plans and elevations of proposed structures.
 - B. Names and addresses of adjoining owners.
3. Unless otherwise specified or extended by the Zoning Hearing Board, a special exception authorized by the Board expires if the applicant fails to obtain, where required to do so, a building permit within six months of the date of the authorization of the special exception.

§ 27-1220. Child Care Home.

[Ord. 1996-1, 1/23/1996, § 1219]

1. A child care home may be conducted in the A-Agricultural, RL-Low Density Residential, RM-Medium Density Residential, and RH-High Density Residential districts where permitted as a special exception in a detached, semidetached or attached single or two-family dwelling subject to the provisions of this chapter.
2. Child care home shall meet all requirements for certification and/or registration by the State of Pennsylvania where required. Proof of such certification and any recertification shall be provided to the Township.
3. At least one off-street parking space for each person employed, plus two off-street parking spaces in addition to the off-street parking requirements for the residential use.
4. Child care homes shall also meet the provisions of § 27-1230, "Home Occupations," Subsections 3, 4 and 5.

§ 27-1230. Home Occupations.

[Ord. 1996-1, 1/23/1996, § 1229; as amended by Ord. 2005-12, 12/13/2005, § 1, Part 28]

1. Home occupations may be authorized in a dwelling unit or accessory structure by special exception from the Zoning Hearing Board.
2. Home occupations shall be limited to the following: physician, dentist, barber, beautician, clergyman, lawyer, engineer, surveyor, accountant, architect, teacher, computer programmer, artist, photographer, licensed insurance or real estate agent, seamstress or similar service occupations and professions. The Zoning Hearing Board shall determine whether a home occupation is similar to those listed above. Any type of servicing or repair of vehicles or small engines shall not be permitted as home occupations.
3. The granting of a special exception for a home occupation is personal to the applicant and cannot be utilized or transferred to any other person without a separate request to the Zoning Hearing Board.
4. Additional Regulations for Home Occupations.
 - A. Employees or pupils. No more than one employee, who is a resident member of the family, may be employed in a home occupation. No more than three pupils may receive instruction at any one time.
 - B. Appearance. The character or external appearance of the dwelling unit or accessory structure must be that of a dwelling unit or accessory structure. No display of products may be shown so as to be visible from outside the dwelling.
 - C. Signs. A name plate not larger than two square feet in area is permitted. It may be illuminated by indirect lighting only.

D. Parking. In addition to the required parking for the dwelling unit, additional parking located in the rear yard is required as follows:

(1) A minimum of two additional spaces for the home occupation. These parking spaces may be located on another portion of a lot other than the rear yard approved as a special exception by the Zoning Hearing Board. As a special exception, the Zoning Hearing Board shall also have the authority to remove or reduce the requirement for off-street parking spaces if the applicant proves that:

(a) Less than one person per day on the average will be visiting the property as part of the home occupation.

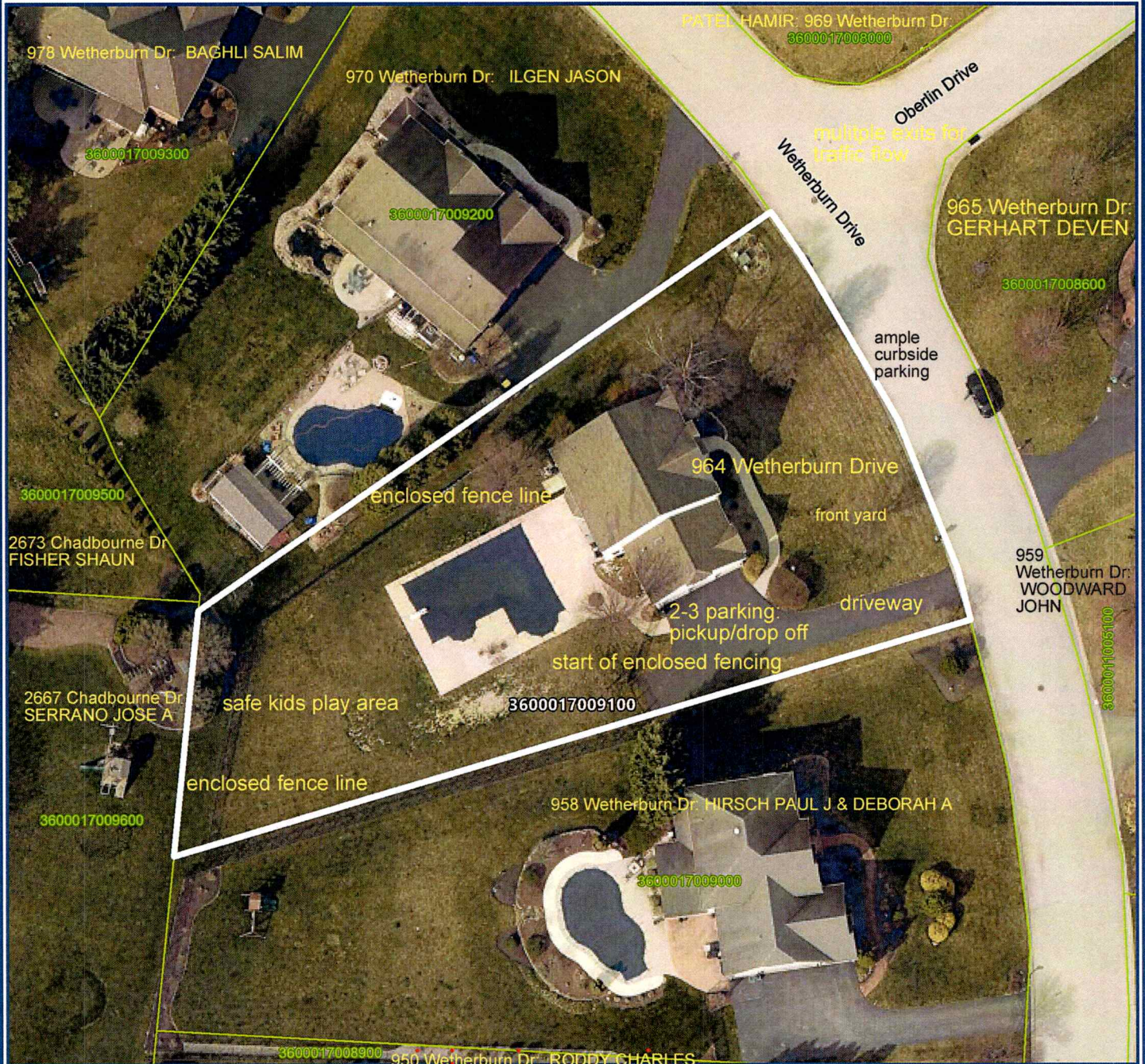
(b) There is a suitable on-street location for any parking need that may arise. If home occupation parking spaces are located in the front yard, then an area shall be provided for a turn-around so that vehicles do not need to back into a street.

(2) The Zoning Hearing Board may require additional parking if circumstances so warrant.

E. Coverage. The allowable area used for a home occupation shall not exceed 25% of the total floor space of all floors and in no case shall exceed 50% of the floor area of one floor.

5. No more than one home occupation may be located in any dwelling unit.

Parcel - 360001700910000000



Owner - COLEMAN JONATHAN M
Property Address - 964 WETHERBURN DR
Tax Municipality - Manchester Twp
School District - Central School District
Class - Residential
Land Use - R - Two Story House
Acres - 0.586
Assessed Land Value - \$ 66,720
Assessed Building Value - \$ 302,850
Assessed Total Value - \$ 369,570
Sale Date - Oct. 11, 2022
Sale Price - \$ 628,000
Deed Book - 2752, Page 7311

Layers should not be used at scales larger than 1:2400 (Note: Pixilation will occur at scales 1" = below 200 Ft.)

Mapping Provided by



0 50
Feet

1 inch = 50 ft

1:600

Legend

- Selected Parcel
- Parcels
- Municipal Boundary

Aerial Photography - 2024

Last Updated: 12/27/2024

Inset Map



Disclaimer:
The York County Planning Commission provides this Geographic Information System map and/or data (collectively the "Data") as a public information service. The Data is not a legally recorded plan, survey, official tax map, or engineering schematic and should be used for only general information. Reasonable effort has been made to ensure that the Data is correct; however the Commission does not guarantee its accuracy, completeness, timeliness. The Commission shall not be liable for any damages that may arise from the use of the Data."

Back

Professional Development

Certificate of Completion

Awarded to

Talia S Coleman

for

DHS Orientation: Opening a Family Child Care Home

This course is the first part of the Department of Human Services orientation for prospective owners/operators of family child care homes. This course focuses on issues related to opening and operating a new child care facility: types of child care facilities, regulations, application process, clearance requirements, business papers, certificate of occupancy, staffing, recognizing safety hazards, and information about child care subsidy, Keystone STARS, and early intervention. NOTE: Certificate is valid for one year from the date issued and must be presented to attend the DHS in-person session.

May 9, 2025

Four (4) Hours

Issued by Penn State Better Kid Care Program

PA Content Areas

Roxie Nestlerode, M.A.
Assistant Program Coordinator, Better Kid Care
PQAS: CI-1365000



PennState Extension

BETTER • KID • CARE

Professional Development Certificate of Completion

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May 09, 2025

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PA Content Areas

Roxie Nestlerode

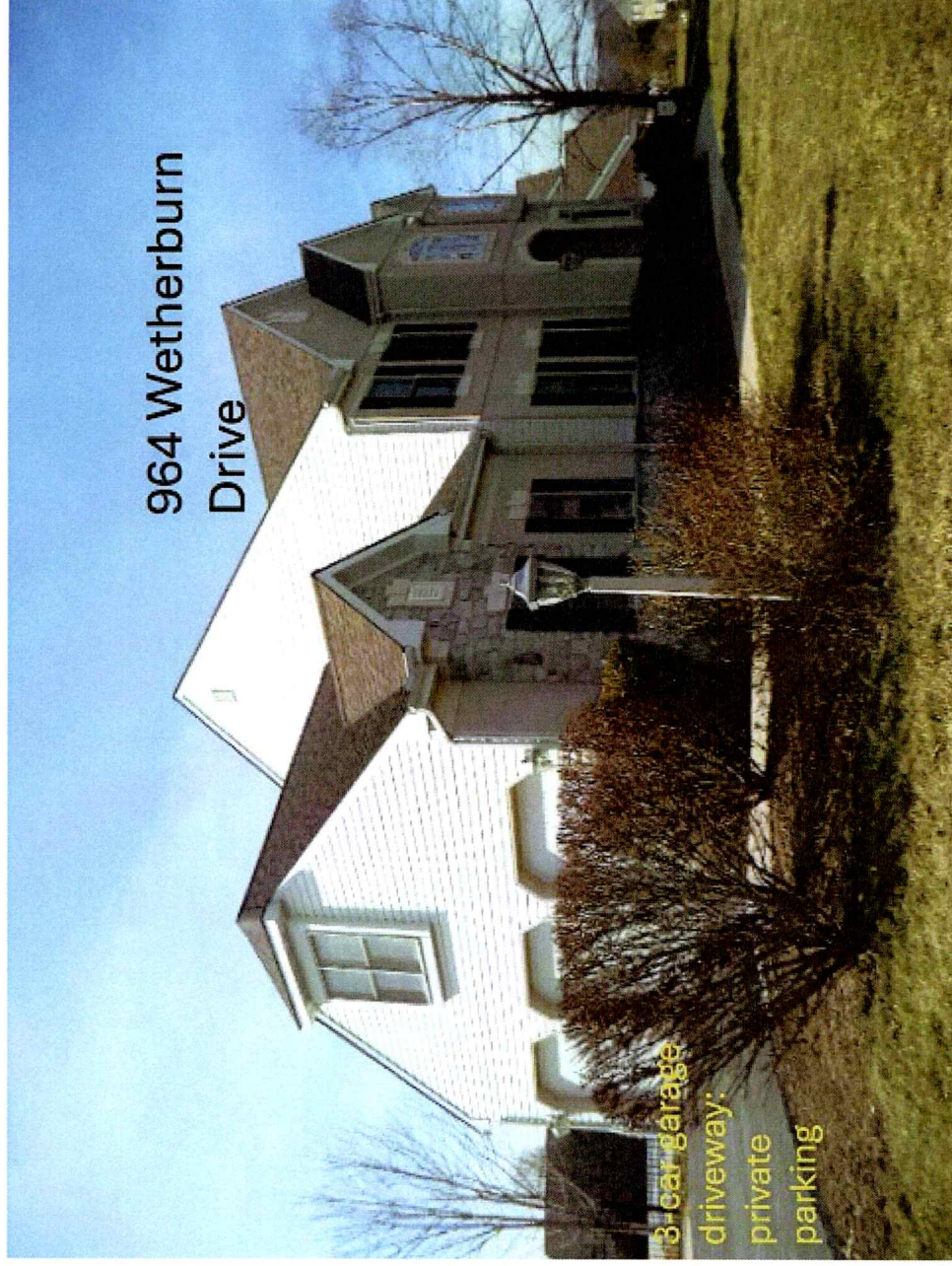
Assistant Director, Better Kid Care

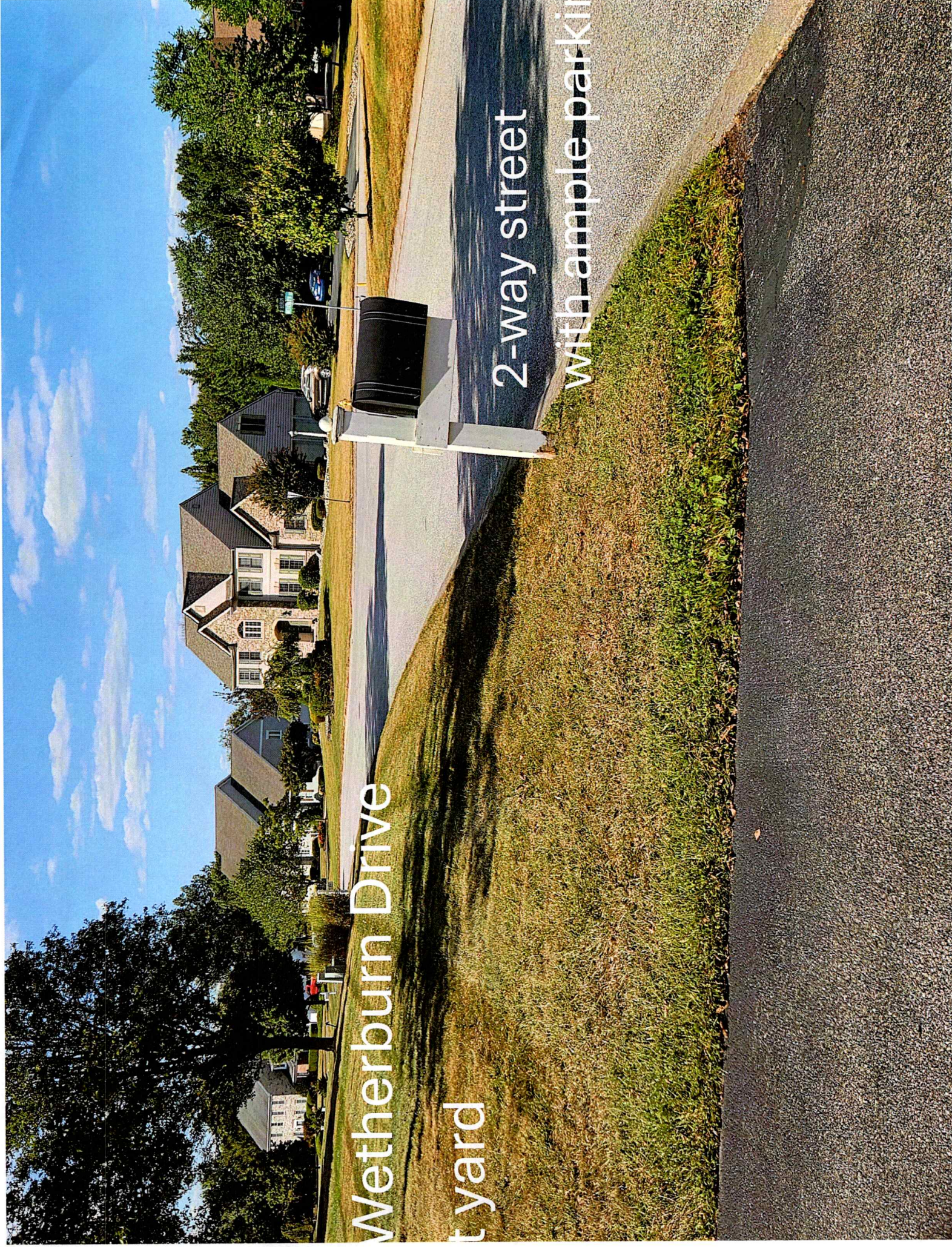
PQAS Professional Development Instructor

PQAS: CI-1365000

964 Wetherburn
Drive

3 car garage
driveway:
private
parking





Wetherburn Drive

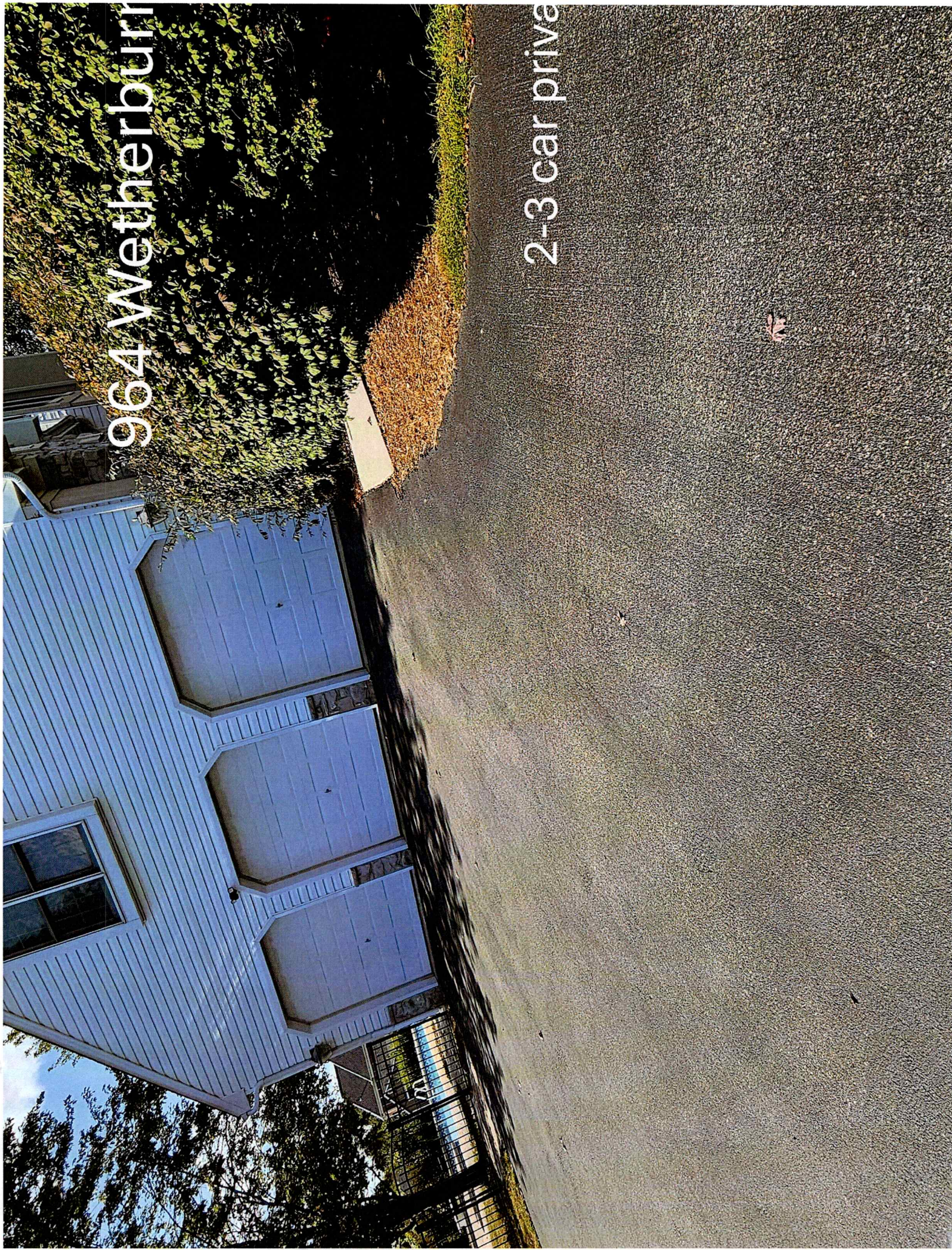
t yard

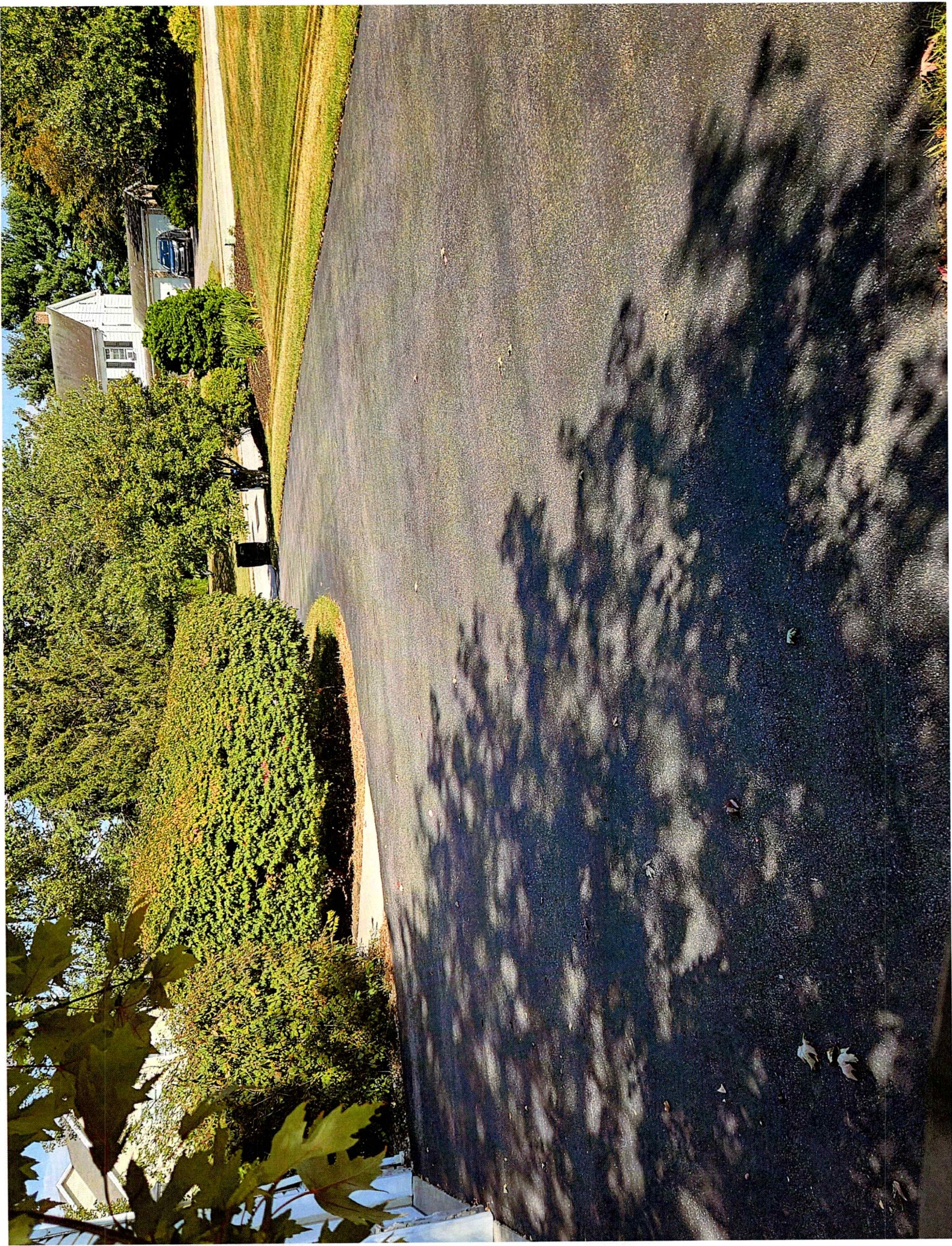
2-way street
with ample parking

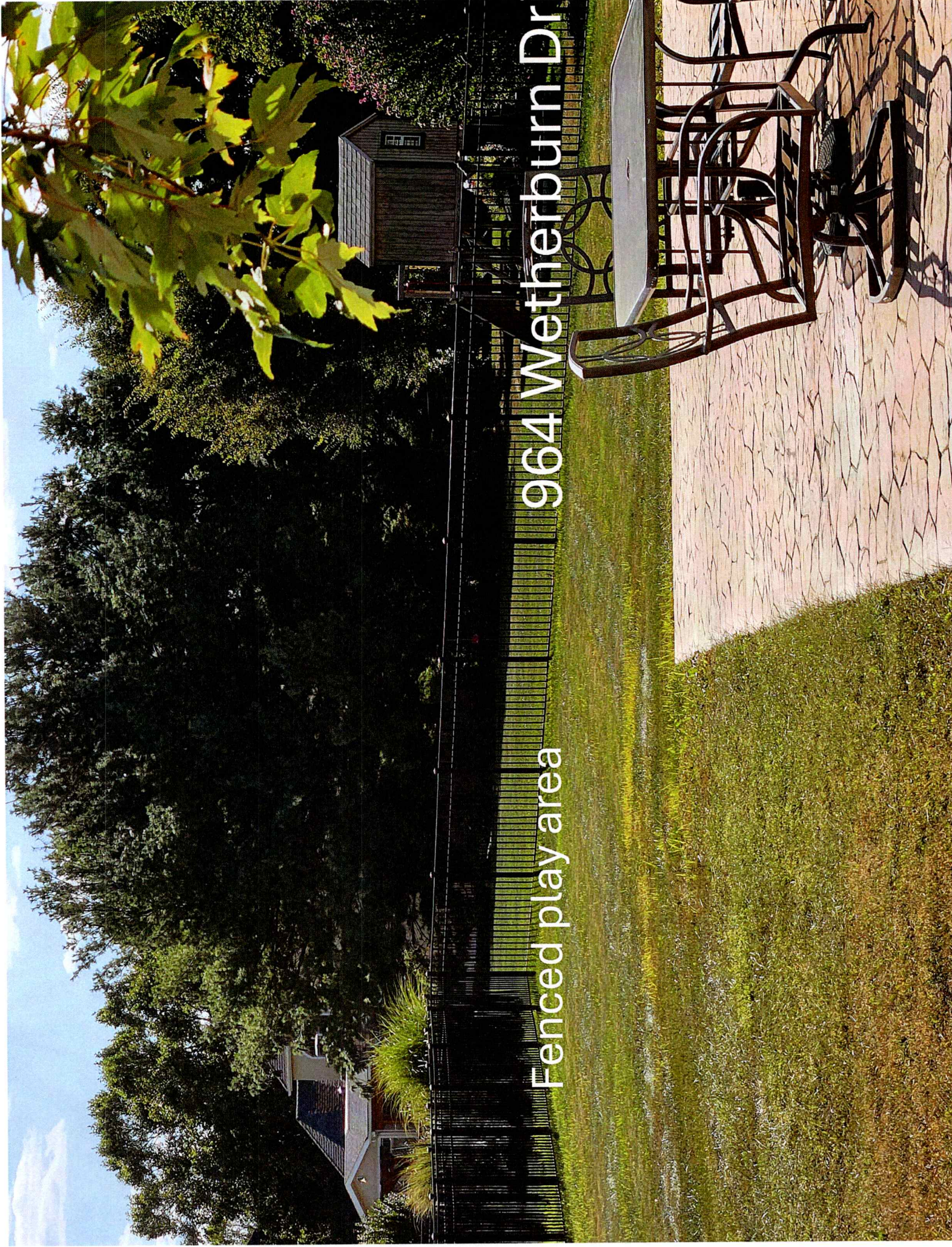


964 Wetherburn

2-3 car private







Fenced play area

964 Wetherburn Dr

A photograph of a fenced-in grassy area. In the foreground, there is a large, open field of dry, yellowish-brown grass with some green patches. A black metal fence runs across the middle ground, separating the field from a line of trees and houses in the background. To the left, a black metal bench is visible. The sky is blue with some white clouds. The text "fenced play area" is written vertically in white on the right side of the image.

fenced play area

964 Wetherburn Drive

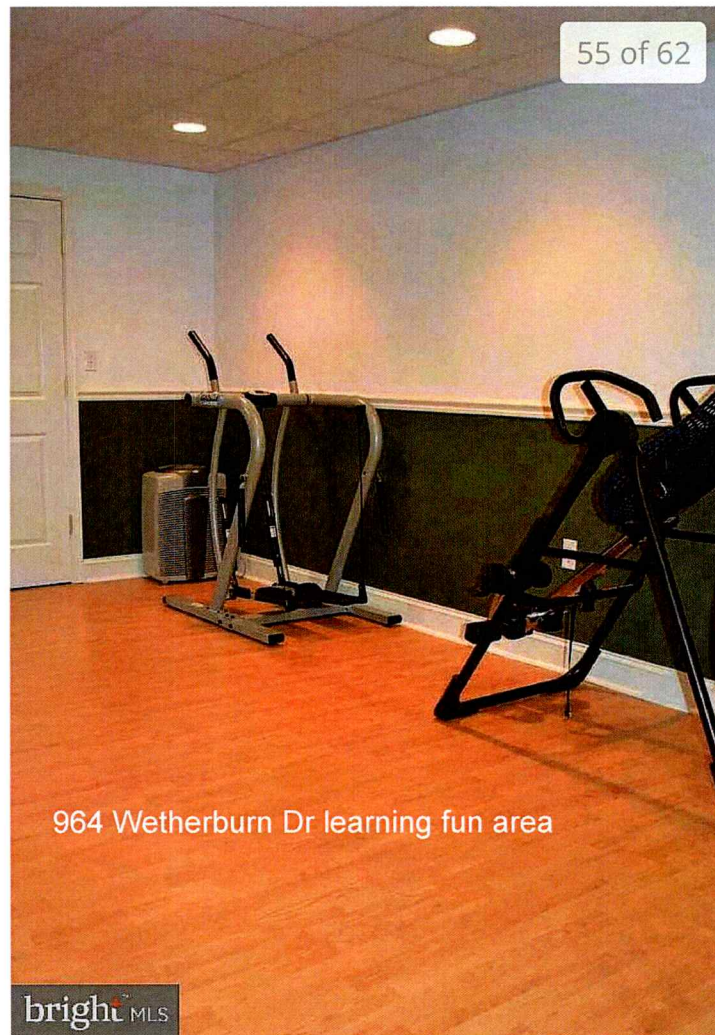


Sold: \$630,000 (4 beds, 5 baths, 5,267 Square Feet)



964 Wetherburn Dr kitchenette area

Sold: \$630,000 (4 beds, 5 baths, 5,267 Square Feet)



964 Wetherburn Dr learning fun area

Sold: \$630,000 (4 beds, 5 baths, 5,267 Square Feet)



964 Wetherburn Dr basement play learning area

Sold: \$630,000 (4 beds, 5 baths, 5,267 Square Feet)



964 Wetherburn Dr basement play eat learn area

Sold: \$630,000 (4 beds, 5 baths, 5,267 Square Feet)



Sold: \$630,000 (4 beds, 5 baths, 5,267 Square Feet)