



Manchester Township Zoning Hearing Board

AGENDA

November 5, 2025, at 6:00 p.m.

CALL TO ORDER

PLEDGE TO THE FLAG

NEW BUSINESS:

1. ZHB 2025-17: 590 Willow Springs LLC requests a special exception pursuant to §27-1102.5 to permit an 8-foot-tall security fence at 590 Willow Springs Lane, 36-000-MH-0026.D0, in the Industrial District.
2. ZHB 2025-18: Nneka Olunwa requests a special exception pursuant to §27-1220 and 27-1230 to permit a childcare home as a home occupation at 675 Kerria Drive, 36-000-52-0059.00-00000, in the Agricultural (Open Space) District.
3. ZHB 2025-19, Signarama York requests a special exception pursuant to §27-1402.1.B to permit two P-2 wall signs that exceed the permitted sign size at 500 Stillmeadow Lane, 36-000-KH-0167.A0, in the Residential Medium District.
4. ZHB 2025-20, Presbyterian Development, LLC & DS&BK, LLC requests a variance from §27-904.3.B for a reduced buffer yard at 3490-3510 Board Road, 36-000-LH-0021.J0 in the Industrial District.

ADJOURN

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

RECEIVED

OCT 09 2025

Initial: _____

FOR OFFICE USE ONLY

Application # 2025-17

Date of Hearing 11-5-25

Time of Hearing _____

CONTINUED HEARING

Date of Hearing _____

Time of Hearing _____

APPLICATION FOR ZONING HEARING

1. Applicant's Name 590 Willow Springs LLC

Address: 590 Willow Springs Lane York, PA 17406

Phone Number (570) 760-3830

2. Property Owner's Name: 590 Willow Springs LLC Patrick Kane

Address: 590 Willow Springs Lane York PA 17406

Pat. Kane @ evercar.com

3. Property Location 590 Willow Springs Lane York PA 17406

4. Zoning District Industrial

UPI # 36-000-MH-0026.D0-00000

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.

Patrick Kane

Signature of Applicant / Authorized Representative

Date 10-08-25

OFFICE USE ONLY BELOW THIS LINE

Date Application Received 10/9
Date Application Fee Received _____

Property Posted _____

Certified to ZHB

Date

Newspaper Advertisement of Hearing

Date 10/22/25 Date 10/29/25

Notice Mailed to Twp. Supervisors & ZHB

Date

Notice Mailed to Applicant & Adjacent Property Owners

Date 10/22/25

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: _____

We are requesting a special exception to be permitted to install an 8' Chain Link Fence

Current zoning only permits a 6' fence in our zoning district without a special exception from the board

\$ 27-1102.5

6. Description of Proposed Work and Use: Install 897' of 8' Chain Link Fence to the property7. Existing Use of Land / Buildings: Facility Maintenance Service Based Business8. Number of Proposed Buildings / Structures: N/A

And: _____

a Height of Building / Structures

Feet

Stories

b Type of Constructionc Number of Families / Dwelling Unitsd Habitable Floor Area for Each Dwelling Unite If Mobile Home, Title Holder's Name / Address9. Off Street Parking Spaces:a Requiredb. Proposed N/A10. Water System: (check a, b or c)a Public

Company Name

b On-Site Wellc Other (Specify)11. Sewage System: (check a, b or c)a Publicc. Otherb 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)

This fence will be black chainlink and will be decorative in nature. It will be similiar to
fencing at the surronding properties but with more astetic features as it will be black chain link

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

This fencing mirrors what surronding properties are using for asset protection and would
therefore not be detrimental to to the surronding properties

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.)

If the special exception is granted, we intend to follow all zoning rules and regulations
as they relate to installation of fencing of the property for security protections

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?)

- 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?)

- 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?)

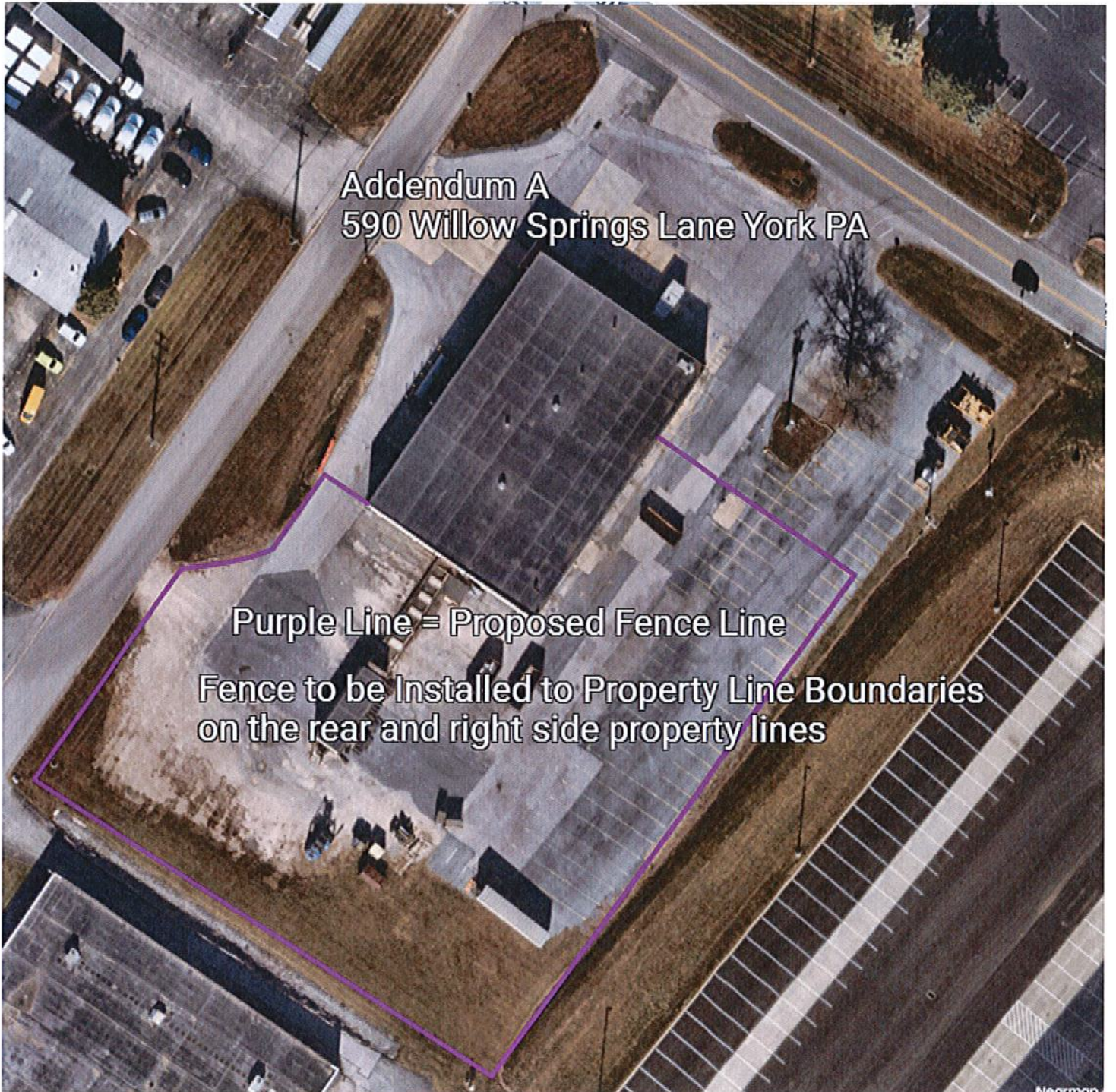
17. For an APPEAL of a decision(s) of the township's zoning officer or of an enforcement action of the township:

a. The applicant is hereby appealing: (may use additional sheets if necessary)

The following decision of the zoning officer :

The following enforcement action of the township:

b. The applicant does not agree with the decision of the zoning officer or the enforcement action of the township for the following reasons: (may use additional sheets if necessary)



Addendum A
590 Willow Springs Lane York PA

Purple Line = Proposed Fence Line
Fence to be Installed to Property Line Boundaries
on the rear and right side property lines

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

FOR OFFICE USE ONLY

Application # 2025-18

Date of Hearing 11/5/25

Time of Hearing _____

CONTINUED HEARING

Date of Hearing _____

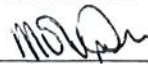
Time of Hearing _____

APPLICATION FOR ZONING HEARING

1. **Applicant's Name** Nneka Olunwa
Address: 675 Kerria Drive, York, PA 17404
E-mail Address: _____ **Phone Number:** _____
2. **Property Owner's Name:** Same as Applicant (Owner-Occupied Residence)
Address: _____
3. **Property Location** 675 Kerria Drive, Welbourne Reserve Subdivision, Manchester Township, York County, PA 17404
4. **Zoning District** District ~~RA—Residential Agricultural (Open Space Residential)~~ **UPI #** 36-000-52-0059

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.


Nneka Olunwa

Signature of Applicant / Authorized Representative

Date 10/13/2025

OFFICE USE ONLY BELOW THIS LINE

Date Application Received 10/14/25
Date Application Fee Received _____

Property Posted _____

Certified to ZHB

Newspaper Advertisement of Hearing

Notice Mailed to Twp. Supervisors & ZHB

Notice Mailed to Applicant & Adjacent Property Owners

Application Withdrawn

Hearing Held

Planning Commission Review

Continued Hearing Held

Permit (GRANTED / REFUSED)

Date

Date 10/22/25 Date 10/29/25

Date

Date 10/22/25

Date

Date

Date

Date

Date

Conditions for Approval _____

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

Request for Special Exception under §27-1220 (Child Care Home) and §27-1230 (Home Occupations)
—to operate a Family Child Care Home in a single-family residence.

6. Description of Proposed Work and Use:

To operate a state-licensed Family Child Care Home in the finished basement of the residence at 675 Kerria Drive for up to 6–12 children (infant through preschool). No exterior construction or commercial signage is proposed. The applicant has completed the required DHS/OCDEL Family Child Care Home) Orientation certification dated July 8, 2025 — attached). The formal DHS license application will be filed upon receipt of zoning approval.

7. Existing Use of Land / Buildings:

Single-Family Residential Dwelling

8. Number of Proposed Buildings / Structures:

None – use of existing dwelling only

And:

		Existing 2-story residence (no change)	
a	Height of Building / Structures	Feet	Stories
b	Type of Construction	Frame and masonry	
c	Number of Families / Dwelling Units	One (1) – existing single-family home	
d	Habitable Floor Area for Each Dwelling Unit	Approx. 3,000 sq. ft. (including finished basement)	
e	If Mobile Home, Title Holder's Name / Address	N/A	

9. Off Street Parking Spaces:

5 can be provided.

a Required 3 required

b. Proposed

- 1 for employee (Driveway near garage)
- 2 for Visitors / Parent Drop-Off
- 2 for Residential (Household) (Enclosed garage)

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

a Public Yes , public

Company Name York Water Company

b On-Site Well

c Other (Specify)

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

a Public Public — Manchester Township Sanitary Sewer System

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)

The proposed child care home will operate within a single-family residence with no external changes, signage, or commercial appearance. Noise and activity levels will remain comparable to a typical household with children. The hours of operation (7 AM–6 PM weekdays) are consistent with normal residential activity patterns.

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

Traffic is limited to short, staggered drop-off and pick-up events. All parking and maneuvering occur off-street on the existing driveway. No on-street parking will be required. The driveway slope ($\leq 7\%$) and width ($\approx 18\text{--}20\text{ ft}$) allow safe entry and exit without obstructing traffic on Kerria Drive.

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.)

Compliance with § 27-1220 and § 27-1230 Provisions

- Meets state licensing requirements for a family child care home
- Provides at least 3 off-street parking spaces (1 per employee + 2 additional).
- Utilizes less than 25 % of total floor space for business use (finished basement only).
- Maintains the appearance of a residence with no signage over 2 sq ft.
- Operated solely by the owner (resident) with no more than one assistant.

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?)

- 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?)

- 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?)

17. For an APPEAL of a decision(s) of the township's zoning officer or of an enforcement action of the township:

a. The applicant is hereby appealing: (may use additional sheets if necessary)

The following decision of the zoning officer :

The following enforcement action of the township:

b. The applicant does not agree with the decision of the zoning officer or the enforcement action of the township for the following reasons: (may use additional sheets if necessary)

Exhibit B – Annotated Site Plan & Driveway Layout

Family Child Care Home – 675 Kerria Drive, Manchester Township, PA

Applicant: Nneka Olunwa

This exhibit includes two visual components:

1. Keystone Custom Homes base plot plan for Lot 59 – Welbourne Reserve.
2. Annotated driveway photo showing parking layout and access points.

Lot Size: 20,400 sq. ft. | Driveway Area: 1,068 sq. ft. | Zoning: RA – Residential Agricultural.

Parking Provided: 2 Enclosed Garage Spaces (Household), 1 Staff Space, 2 Parent Drop-Off Spaces.





Nneka Olunwa

has attended the

CHILD CARE CENTER/GROUP CHILD CARE HOME ORIENTATION

presentation by the

OFFICE OF CHILD DEVELOPMENT AND EARLY LEARNING

Central Regional Office

On: July 8, 2025

Certificate Expiration: July 8, 2026

Bill Huling

Regional Director

Bill Huling/Nina Walker
Training Certification Representative

Exhibit D – Photographic Exhibit (Driveway with Parking Layout)

Family Child Care Home – 675 Kerria Drive, Manchester Township, PA

Applicant: Nneka Olunwa

This photograph shows the existing asphalt driveway (= 1,068 sq. ft.) and its off-street parking configuration:

- 2 Enclosed Garage Spaces – Household Use
- 1 Staff Parking Space (in driveway nearest the garage)
- 2 Parent Drop-Off Spaces (side-by-side near the street)

All vehicle movement occurs within the driveway, and no on-street parking is required.

The layout demonstrates compliance with § 27-1220(3) and § 27-1230(D) of the Manchester Township Zoning Ordinance.

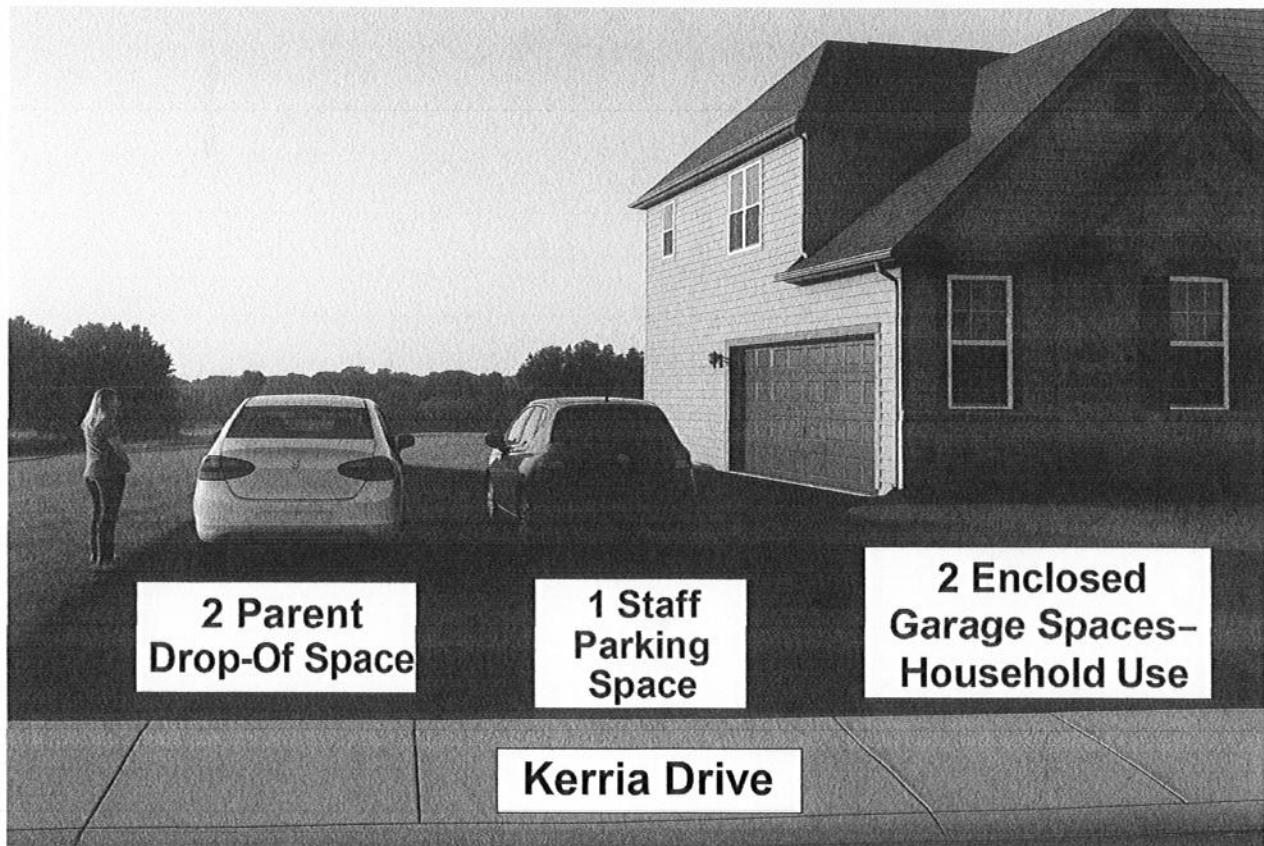


Exhibit E – Basement Floor Plan (Child Care Area & Egress)

Family Child Care Home – 675 Kerria Drive, Manchester Township, PA

Applicant: Nneka Olunwa

This exhibit identifies the finished portion of the basement designated for the Family Child Care Home.

Designated Areas:

- Child Care Area – Learning & Play Zone (approx. 350 sq. ft.)
- Office / Staff Planning – Restricted to Adults (approx. 120 sq. ft.)
- Children's Restroom (approx. 45 sq. ft.)
- Emergency Egress Window (44" A.F.F.) and Stair Access to Main Level

The Theater Room is excluded from child-care operations and will remain restricted access.

All child-use areas meet visibility, ventilation, and emergency-egress requirements in § 27-1220 and Pennsylvania DHS Family Child Care Home regulations.

Basement Floor Plan – Family Child Care Home Area

Child Care Area – Learning & Play Zone (≈ 350 sq.ft.)

Office / Staff Planning – Restricted to Adults (≈ 120 sq.ft.)

Children's Restroom (≈ 45 sq.ft.)

Emergency Egress Window (44" A.F.F.)

Stair Access to Main Level

Theater Room – Restricted Access (Not Part of Child Care Use)

N

Scale: 1" = 10' (approx.)

Exhibit E – Page 2 of 2

WORKING TYPES ARE FOR REPRESENTATION ONLY
WORKING PATTERN & DIRECTION MAY VARY PER HOME

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

Neil Niering @ Signarama
Allen Slagle @ Signarama.Com

FOR OFFICE USE ONLY

Application # 2025-19

Date of Hearing

Time of Hearing

CONTINUED HEARING

Date of Hearing

Time of Hearing

APPLICATION FOR ZONING HEARING

- Applicant's Name Signarama York
Address: 2150 White St., Suite 2
York, PA 17404 Phone Number (717) 894-5156
- Property Owner's Name: Stillmeadow Church of the Nazarene
Address: 400 Stillmeadow Lane, York, PA
- Property Location 500 400 Stillmeadow Lane, York, PA
- Zoning District RM (Residential Medium Density) UPI # 36000KH0167A000000

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.

Allen Slagle

Allen Slagle, Owner, Signarama York

Signature of Applicant / Authorized Representative

Date 10/15/25

OFFICE USE ONLY BELOW THIS LINE

Date Application Received 10/15/25
Date Application Fee Received 10/15/25

Property Posted

Certified to ZHB	Date
Newspaper Advertisement of Hearing	Date <u>10/22/25</u> Date <u>10/29/25</u>
Notice Mailed to Twp. Supervisors & ZHB	Date
Notice Mailed to Applicant & Adjacent Property Owners	Date <u>10/22/25</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: 27-1402-1B

Looking for a sign size Special except for two signs that would be attached to the church, Sign 1 = 166sf Sign 2 = 127sf.

Sign type = P-2

6. Description of Proposed Work and Use: Sign 1: Install a 336"x71" Channel Letter sign onto metal Corrugated wall, illuminated. Sign 2: Install a 294"x62" Channel Letter sign onto brick wall, illuminated. Both signs will be on raceways. Connecting to existing electric. Sign 1: 166sf Sign 2: 127sf

7. Existing Use of Land / Buildings: Church

8. Number of Proposed Buildings / Structures: Two And:

	Sign 1: 336" wide x 71" high	Sign 2: 294" wide x 62" high
a	Height of Building / Structures	Feet Stories
b	Type of Construction	Aluminum & Acrylic Channel Letters on Alum Raceways
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: N/A

a	Required	b.	Proposed
---	----------	----	----------

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

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)

The high quality signs will show passers by what the name of the Church is and promote the wholesomeness of the community. Also, more prominent signage will alert motorists sooner as to the name of the building, which will result in less last second braking and turning.

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

@ the distance away from local residents

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.)

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The following decision of the zoning officer :

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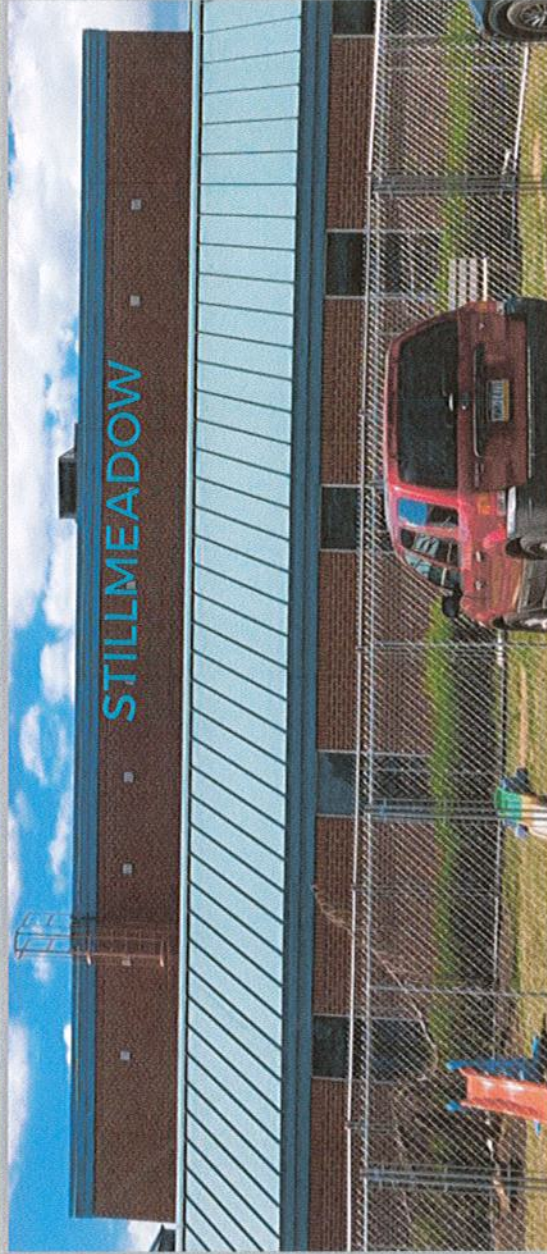
Client: Stillmeadow
INV- 5328

DATE: 10/15/2025

N/A
Customer Contact

Allen Slagle
Sales Rep

Tucker Thomas
Designer



S@ 28"

W= 294"

H= 62"

Sign #2



S@ 32"

W= 336"

H= 71"

Sign #1

Approval states that contents of this proof are correct and the responsibility of the client. Cost includes two proofs. Additional proofs are 25\$ each.

Due to limitations in the printing process
the colors shown may not reflect actual colors
Color may vary slightly. If exact color match is required please contact SAR representative.

This Document and the information contained may not be reproduced without the express written
permission of Sign-A-Rama. Unauthorized copying, disclosure or use are prohibited by the copyright law.

Please review Art for accuracy in:

Dimension • Layout

Spelling • Color

Parcel - 36000KH0167A000000



Owner - STILLMEADOW CHURCH OF NAZARENE

Property Address - 500 STILLMEADOW LN

Tax Municipality - Manchester Twp

School District - Central York School District

Class - Exempt

Land Use - E - Church Building

Acres - 21.86

Assessed Land Value - \$ 1,081,560

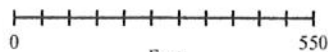
Assessed Bldg. Value - \$ 3,174,290

Assessed Total Value - \$ 4,255,850

Sale Date - Apr. 29, 1993

Sale Price - \$ 1

Deed Book - 0615, Page 0757



1 inch = 350 ft 1:4,200

Legend

Selected Parcel

Parcels

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

Mapping Provided by



Aerial Photography - 2025

File Created: 10/15/2025 9:02 AM

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.



MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

FOR OFFICE USE ONLY

Application # 2025-20

Date of Hearing _____

Time of Hearing _____

CONTINUED HEARING

Date of Hearing _____

Time of Hearing _____

4

APPLICATION FOR ZONING HEARING

1. **Applicant's Name:** Presbyterian Development, LLC & DS&BK, LLC

Adam Anderson SDC

Address: 5060 Ritter Road, Suite A3, Mechanicsburg, PA 17050

E-mail Address: drew.edp@outlook.com

Phone Number: 717.877.4233

2. **Property Owner's Name:** Presbyterian Development LLC & DS&BK LLC

Address: 5060 Ritter Road, Suite A3, Mechanicsburg, PA 17050

3. **Property Location:** 3490-3510 Board Road, York, PA 17406

4. **Zoning District:** I, Industrial

UPI # 36-000-LH-0021.J0-00000

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.



Site Design Concepts, Inc., (Agent of Applicant)

Signature of Applicant / Authorized Representative

Date 10/15/2025

OFFICE USE ONLY BELOW THIS LINE

Date Application Received 10/15/25
Date Application Fee Received _____

Property Posted _____

Certified to ZHB

Date

Newspaper Advertisement of Hearing

Date 10/22/25

Date 10/29/25

Notice Mailed to Twp. Supervisors & ZHB

Date

Notice Mailed to Applicant & Adjacent Property Owners

Date

Application Withdrawn

Date 10/22/25

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: _____

Section 27-904.3.B, which requires a buffer yard that has a minimum width of 100 feet in addition to the required yard width depth. This is required when a lot in the Industrial District is adjacent to a Single Family Detached Dwelling that existed prior to January 23, 1996.

6. Description of Proposed Work and Use: Subdivision of two separate lots from Parcel 21.J. The two new lots are to include the existing single family detached dwellings. The residual lot 1 will include the existing industrial facility. There is no construction proposed.

7. Existing Use of Land / Buildings: Industrial and Single Family Detached Residential

8. Number of Proposed Buildings / Structures: 0

And:

- | | | | |
|---|--|------|---------|
| a | Height of Building / Structures: N/A | Feet | Stories |
| b | Type of Construction: None | | |
| c | Number of Families / Dwelling Units: N/A | | |
| d | Habitable Floor Area for Each Dwelling Unit: N/A | | |
| e | If Mobile Home, Title Holder's Name / Address: N/A | | |

9. Off Street Parking Spaces:

- | | | | |
|---|-------------|----|-------------|
| a | Required: 0 | b. | Proposed: 0 |
|---|-------------|----|-------------|

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

- | | | |
|---|---|--|
| a | ☒ Public | Company Name: York Water Company |
| 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.

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?)
Please see attached narrative.

(X) The result of application of the Manchester Township Zoning Ordinance

(X) 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

(X) Not financial in nature

(X) 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?)
Please see attached narrative.

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?)
Please see attached narrative.

17. For an APPEAL of a decision(s) of the township's zoning officer or of an enforcement action of the township:

a. The applicant is hereby appealing: (may use additional sheets if necessary)

The following decision of the zoning officer :

The following enforcement action of the township:

b. The applicant does not agree with the decision of the zoning officer or the enforcement action of the township for the following reasons: (may use additional sheets if necessary)



October 15, 2025

Presbyterian Development, LLC & DS&BK, LLC (Applicant)
C/O Drew Bobincheck
5060 Ritter Road, Suite A3
Mechanicsburg, PA 17050

Re: Zoning Narrative for a
Variance Application to Reduce Buffer Yard Requirement (Project)
3490 – 3510 Board Road (UPI Nos.: 36-000-LH-0021.00-00000)
Manchester Township, York County, PA

Exhibit A: Zoning Narrative

Presbyterian Development, LLC and DS&BK, LLC (hereinafter “Applicant”) are the owners of a property located at 3490-3510 Board Road within Manchester Township. The Applicant is proposing to subdivide and separate two (2) existing single family detached dwellings from the industrial building property into three (3) separate parcels. An existing paved parking lot is located on the proposed residential lots and will remain with the Project. An access easement is proposed over the parking lot (Lots #2 and #3) for the benefit of the industrial building (Lot #1). No new construction is proposed with the Project. This Application includes a Zoning Exhibit, Existing Site Conditions Plan, and a Color Photograph Exhibit for reference.

Project Site Details:

- The Project Site currently includes one parcel consisting of approximately 9.42 acres and is identified as York County Tax Parcel ID No.: 36-000-LH-0021.00-00000.
- The Project Site has frontage along Board Road and Grumbacher Road. Board Road (S.R. 1031) is maintained by PennDOT and Grumbacher Road (T-963) is maintained by Manchester Township.
- The Property is currently improved with one 133,675 s.f. industrial building and two (2) single-family detached dwellings. The single-family dwellings each have an existing driveway onto Board Road. The industrial building has access onto Grumbacher Road. A paved parking lot, containing approximately 61 parking spaces, was constructed behind the single-family dwellings and has access onto Board Road.
- A Final Subdivision Plan, prepared for Fox Land Associated, LTD, recorded in Plan Book 2162, Page 8082, was approved and recorded in 2012 which consolidated three (3) parcels of land into the current configuration.
- The Applicant filed an application for Final Subdivision Plan on September 4, 2025 to subdivide the parcel and reinstate the property lines that existed prior to the approval of the prior Subdivision Plan in 2012.
- No new construction or improvements are proposed with this Project.
- The Project Site is located in the I – Industrial Zoning District.
- The Project Site is not impacted by a FEMA designated 100-year floodplain.
- The Site is served by an existing public water supply provided by the York Water Company and an existing public sanitary sewage disposal system provided by Manchester Township.

Variance Request:

A Variance is required to reinstate the property boundaries prior to a Final Subdivision Plan approved in 2012 due to a Zoning Ordinance requirement to provide a 100 foot buffer between residential uses and industrial buildings. The following Variance from the Manchester Township's zoning requirements is respectfully requested.

§27-904.3.B – Where a lot in the I District is adjacent to a single family detached dwelling that existed prior to January 23, 1996, and that is within the I or HI districts, then a buffer yard shall be provided. Such buffer yard shall have a minimum width of 100 feet that shall be in addition to the required yard width depth.

The Variance request is to reduce the required buffer yard width between an Industrial Use and a single family detached dwelling from 100 feet to 7 feet for a portion of the property boundary.

The Applicant believes that variance should be granted because:

- a) Applicant is unable to make reasonable use of the property or conform to strict application of the Zoning Ordinance because:
 - o The Site contains two (2) existing single family dwellings that existed prior to 1996. In order to convey these existing dwellings to individual homeowners, separate tax parcels are required. Given the constructed improvements, it is not possible to create separate parcels that meet the minimum zoning requirements without creating an encroachment into the required buffer yard. The property boundaries as proposed on the current Final Subdivision Plan, are consistent with the previous condition, prior to approval of a Final Subdivision Plan in 2012.
- b) The unnecessary hardship of the property is:
 - o The result of application of the Manchester Township Zoning Ordinance.
 - The Zoning Ordinance requires a 100 foot buffer between an industrial property and a single family detached dwelling, in addition to the required building setback requirement.
 - o Due to unique physical circumstances of the property in question not shared by neighboring properties such as: the shape of lot, the width of the lot or the topography of the lot.
 - The Property currently includes one (1) industrial building and two (2) single family detached dwellings. These structures were constructed prior to 1996 and did not consider the requirement to provide a 100 foot buffer in addition to the building setback.
 - o Not financial in nature
 - The hardships are not financial in nature.
 - o Not self-created
 - The Applicant did not create the hardships listed above.

- c) The proposed variance will not alter the essential character of the neighborhood nor impair the use of adjacent properties for the following reasons:
 - o No new construction or improvements are proposed with the Project and associated variance request. The Project Site will remain the same other than the creation of two (2) separate parcels. Several properties along Board Road, within the vicinity of the Project Site, are single family dwellings. The Project will not alter the essential character of the neighborhood.
- d) The variance requested represents the minimum variance that will afford relief for the following reasons:
 - o This Application requests a reduction of the required 100 foot buffer to 7 feet. The required 30' building setback line will be maintained with the proposed Final Subdivision Plan and this application represents the minimum relief needed for the Project.

Presbyterian Development, LLC & DS&BK, LLC (3490-3510 BOARD ROAD) –

COLOR PHOTOGRAPHS

Photographs taken August 27, 2025

SDC # 1356.5



PHOTO 1 - Standing along Board Road facing West. Dwelling on proposed Lot #3.



PHOTO 2 - Standing along Board Road facing West. Dwelling on proposed Lot #2.



PHOTO 3 - Standing along southern property line facing Northwest. Industrial building on proposed Lot #1.



PHOTO 4 – Standing along southern property line facing North. Industrial building on proposed Lot #1 along left side. Proposed Lots #2 and #3 in background.



PHOTO 5 – Standing along I-83 right-of-way facing North. Existing industrial building along right side of frame.



PHOTO 6 – Standing along I-83 right-of-way facing Northeast. Existing industrial building center of frame.



PHOTO 7 – Standing along proposed property line facing South between Lots #1 and #3. Existing paved parking lot on Lot #3 along left side of frame. Proposed Lot #1 along right side of frame.



PHOTO 8 – Standing along proposed property line facing North between Lots #1 and #3. Proposed Lot #1 along left side of frame.



PHOTO 9 – Standing on existing paved access drive of industrial building facing North, along eastern property line.

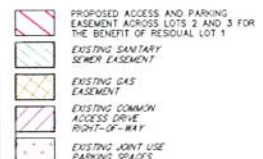


1. THE PURPOSE OF THE ZONING EXHIBIT IS TO DEPICT THE PROPOSED SUBDIVISION OF TWO (2) SEPARATE LOTS AND ENCROACHMENTS OF AN EXISTING BUILDING INTO A PROPOSED BURIED YARD ON PARCEL 21.1 LOCATED AT 3490-3510 BOARD ROAD, MANCHESTER TOWNSHIP, PA. THE EXISTING LOTS ARE TO INCLUDE THE EXISTING SINGLE FAMILY DETACHED DWELLINGS. THE RESIDUAL LOT 1 WILL INCLUDE THE EXISTING INDUSTRIAL FACILITY. THERE IS NO CONSTRUCTION PROPOSED BY THIS PLAN.
2. PARCEL INFORMATION:
UNIFORM PARCEL IDENTIFIER: 36-0000-LH-0021 JO-00000
DEED REFERENCE: DEED BOOK 2874, PAGE 0377
3. EXISTING LAND TRACT IS ZONED: I, INDUSTRIAL
4. ADJACENT LAND TRACTS ARE ZONED:
NORTH: I, INDUSTRIAL
SOUTH: I, INDUSTRIAL
EAST: I, INDUSTRIAL
WEST: I, INDUSTRIAL
5. EXISTING LAND TRACT USE: MANUFACTURING AND SINGLE FAMILY DETACHED RESIDENTIAL
PROPOSED LAND TRACT USE:
RESIDUAL LOT 1: INDUSTRIAL
PROPOSED LOT 2: SINGLE FAMILY DETACHED RESIDENTIAL
PROPOSED LOT 3: SINGLE FAMILY DETACHED RESIDENTIAL
6. EXISTING PARCEL 21.1 IS SERVED BY AN EXISTING PUBLIC WATER SUPPLY PROVIDED BY YORK WATER COMPANY AND AN EXISTING PUBLIC SANITARY SEWAGE DISPOSAL SYSTEM PROVIDED BY MANCHESTER TOWNSHIP.

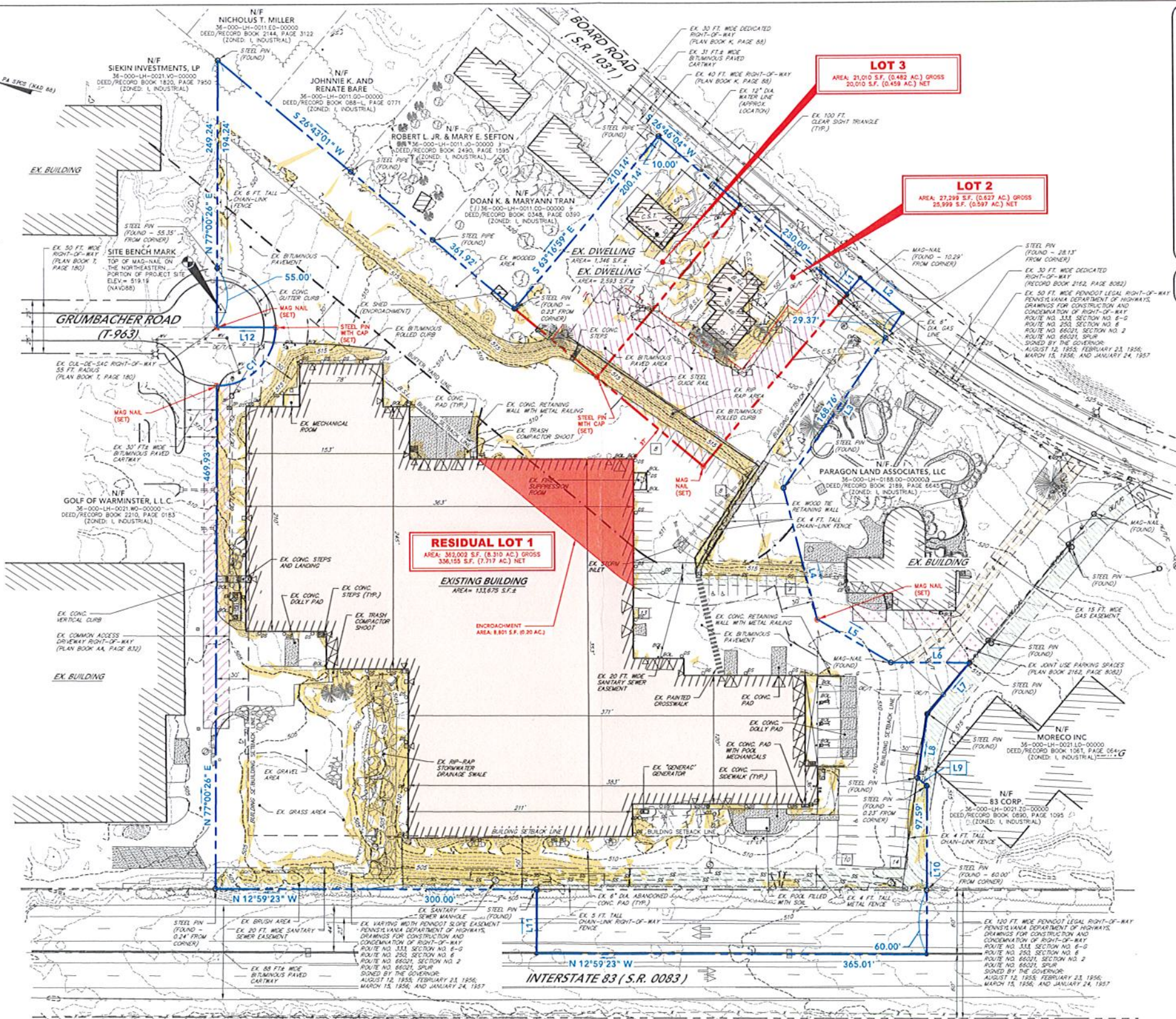
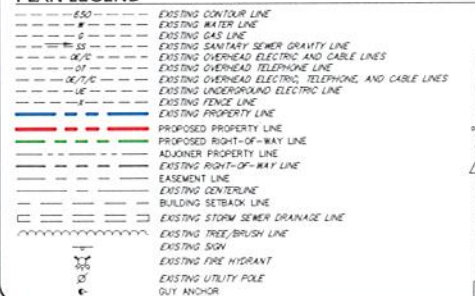
PROPOSED LOTS SHALL BE SERVED BY AN EXISTING PUBLIC WATER SUPPLY PROVIDED BY YORK WATER COMPANY AND AN EXISTING PUBLIC SANITARY SEWAGE DISPOSAL SYSTEM PROVIDED BY MANCHESTER TOWNSHIP.
7. MINIMUM REQUIRED LOT AREA: 20,000 S.F.
EXISTING LOT AREA:
PARCEL 21.1 AREA: 41,031 S.F. (9,419 AC.) GROSS
362,164 S.F. (8,273 AC.) NET

RESIDUAL LOT 1 AREA: 362,002 S.F. (8,310 AC.) GROSS
336,155 S.F. (7,717 AC.) NET
PROPOSED LOT 2 AREA: 27,299 S.F. (0,627 AC.) GROSS
26,999 S.F. (0,597 AC.) NET
PROPOSED LOT 3 AREA: 21,010 S.F. (0,482 AC.) GROSS
20,010 S.F. (0,459 AC.) NET
8. MINIMUM REQUIRED SETBACKS:
PRINCIPAL BUILDINGS & STRUCTURES:
FRONT: 30 FT. (50 FT. ALONG INTERIOR LOTS - BOARD ROAD)
SIDE: 30 FT. (100 FT. BUFFER BETWEEN INDUSTRIAL AND RESIDENTIAL USES)
REAR: 30 FT.
9. PROJECT SITE IS NOT LOCATED WITHIN A MAPPED 100 YEAR FLOOD PLAIN BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNSHIP OF MANCHESTER, COMMUNITY NUMBER 420291, PLAN 0931, SUFFIX E, MAP NUMBER 421530021H, EFFECTIVE DATE 10/14/2010.
10. SITE PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS BASED ON AN ACTUAL FIELD SURVEY BY SITE DESIGN CONCEPTS, INC., COMPLETED IN AUGUST 2022.
11. THIS PROPERTY WAS SURVEYED AND THIS PLAN WAS PREPARED USING DEEDS AND PLANS OF RECORD WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEY IN NO WAY GUARANTEES, REPRESENTS OR IMPLIES THAT THE PROPERTY IS NOT AFFECTED BY RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. WHICH MAY BE DISCOVERED BY A COMPLETE TITLE SEARCH.
12. SITE PROPERTY BOUNDARY LINE BEARINGS DEPICTED HEREON ARE SHOWN BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD83) SOUTH ZONE, REALIZATION NA2011, EPOCH 2010.0 AND ESTABLISHED BY USING GPS TECHNOLOGY.
13. SITE BENCH MARK:
THE SITE IS A WAD-NAIL IN THE CLU-DE-CAS OF GRUMBACHER ROAD IN THE NORTHEASTERN PORTION OF THE SITE WITH AN ELEVATION OF 519.19. VERTICAL ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM FROM 1988 (NAVD 88 DATUM) AND ESTABLISHED BY USING GPS TECHNOLOGY.
14. CLEAR SIGHT TRIANGLE REQUIREMENTS:
100 FT. ALONG CENTERLINE OF LOCAL STREETS AND ACCESS DRIVES.

NO BUILDING OR STRUCTURE IS PERMITTED WITHIN CLEAR SIGHT TRIANGLE. HOWEVER, OBSTRUCTIONS AND PLANTINGS LESS THAN THIRTY (30) INCHES IN HEIGHT SHALL BE PERMITTED
15. BASED UPON THE NATIONAL METLANDS INVENTORY MAP, THERE ARE NO EXISTING METLAND AREAS THAT WILL BE AFFECTED BY THIS PROJECT.
16. LAND OWNERS:
PRINTERMAN DEVELOPMENT
LLC & DBAR, LLC
5040 RIVER ROAD, SUITE 43
MECHANICSBURG, PA 17055
- PROPERTY ADDRESS:
3490-3510 BOARD ROAD
YORK, PA 17406



PLAN LEGEND



LOCATION MAP

SCALE: 1" = 2,000'

PROPERTY BOUNDARY
LINE TABLE

LINE	BEARING	LENGTH
L1	S 63°16'59" E	19.63'
L2	S 26°46'27" W	51.72'
L3	N 68°45'14" W	198.13'
L4	S 62°34'11" W	126.65'
L5	S 17°15'56" W	80.00'
L6	S 12°44'04" E	73.85'
L7	N 63°33'34" W	62.28'
L8	S 85°26'14" W	60.30'
L9	S 26°46'26" W	11.50'
L10	S 77°00'26" W	157.59'
L11	N 77°00'37" E	60.00'
L12	N 13°56'28" W	55.00'

PROPERTY BOUNDARY
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DIRECTION	CHORD
C1	55.00'	86.39'	S 57°59'31" E	77.78'

THIS DRAWING ISSUED
10.15.25
FOR REGULATORY REVIEW ONLY

site design concepts
LAND DEVELOPMENT CONSULTANTS
1227 WEST MARKET STREET, SUITE 200 • YORK, PA 17401
T: 717.757.0414 • F: 717.840.8205 • WWW.SITEDEC.COM



ZONING EXHIBIT

FINAL SUBDIVISION PLAN
FOR
EQUITY DEVELOPMENT PART

3490-3510 BOARD ROAD
MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCALE

IS NOTED

UPDATES BY
[illegible]

ESL

CONTACT

DATE _____

10.15.25

1354

5.5-FSD-1

JOB NO. _____

0-0000-0000

	RTV
--	-----

ZF-

1 |

SHT. 10

OF 1

PROPERTY BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DIRECTION	CHORD
C1	55.00'	86.39'	S 57°59'31" E	77.78'

PROPERTY BOUNDARY LINE TABLE

LINE	BEARING	LENGTH
L1	S 53°16'59" E	19.63'
L2	S 26°46'27" W	51.72'
L3	N 68°45'14" W	198.13'
L4	S 62°34'11" W	126.65'
L5	S 17°15'56" W	80.00'
L6	S 12°44'04" E	73.85'
L7	N 63°13'34" W	62.28'
L8	S 85°28'14" W	60.30'
L9	S 28°46'26" W	11.50'
L10	S 77°00'28" W	157.59'
L11	N 77°00'37" E	60.00'
L12	N 12°59'28" W	55.00'

PLAN LEGEND

- EXISTING CONTOUR LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER GRAVITY LINE
- EXISTING OVERHEAD ELECTRIC AND CABLE LINES
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND ELECTRIC AND CABLE LINES
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING FENCE LINE
- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EASEMENT LINE
- EXISTING OVERLINE
- BUILDING SETBACK LINE
- EXISTING STORM SEWER DRAINAGE LINE
- EXISTING TREE/BRUSH LINE
- EXISTING SIGN
- EXISTING HYDRANT
- EXISTING PROPERTY CORNER (AS STATED)
- PROPOSED PROPERTY CORNER (AS STATED)
- PROPERTY CORNER
- EXISTING UTILITY POLE
- GUY ANCHOR
- EXISTING CLEANOUT
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING BOLLARD
- EXISTING DOWNSPOUT
- EXISTING SPOT LIGHT
- EXISTING LIGHT STANDARD
- EXISTING MAIN DOOR LOCATION
- EXISTING DOOR/OVERHEAD LOCATION
- EXISTING WATER METER PIT
- EXISTING STORM DRAINAGE MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING GAS METER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEGESTAL
- EXISTING TRANSFORMER
- EXISTING PARKING SPACE COUNT
- FLAG POLE
- SURVEY/SITE BENCH MARK
- EXISTING DECIDUOUS TREE
- EXISTING CONIFER
- EXISTING SHRUB
- STORM DRAINAGE INLET TYPE "C"
- STORM DRAINAGE INLET TYPE "M"
- PIPE CONTINUATION (LOCATION UNKNOWN)
- PIPE END (CAPPED)
- BUILDING SETBACK LINE
- CONCRETE
- DEED BOOK
- DIAMETER
- EASEMENT
- EXISTING
- FOUND
- FEET OR FOOT
- IRON PIN
- IRON PIPE
- MAILBOX
- NOW OR FORMERLY
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION
- PLAN BOOK
- PAGE
- RIGHT-OF-WAY
- STATE PLANE COORDINATE SYSTEM
- TYP.

HATCH LEGEND

- EXISTING BUILDING
- EXISTING LINE STRIPING
- EXISTING CONCRETE
- EXISTING GRAVEL

EASEMENT HATCH LEGEND

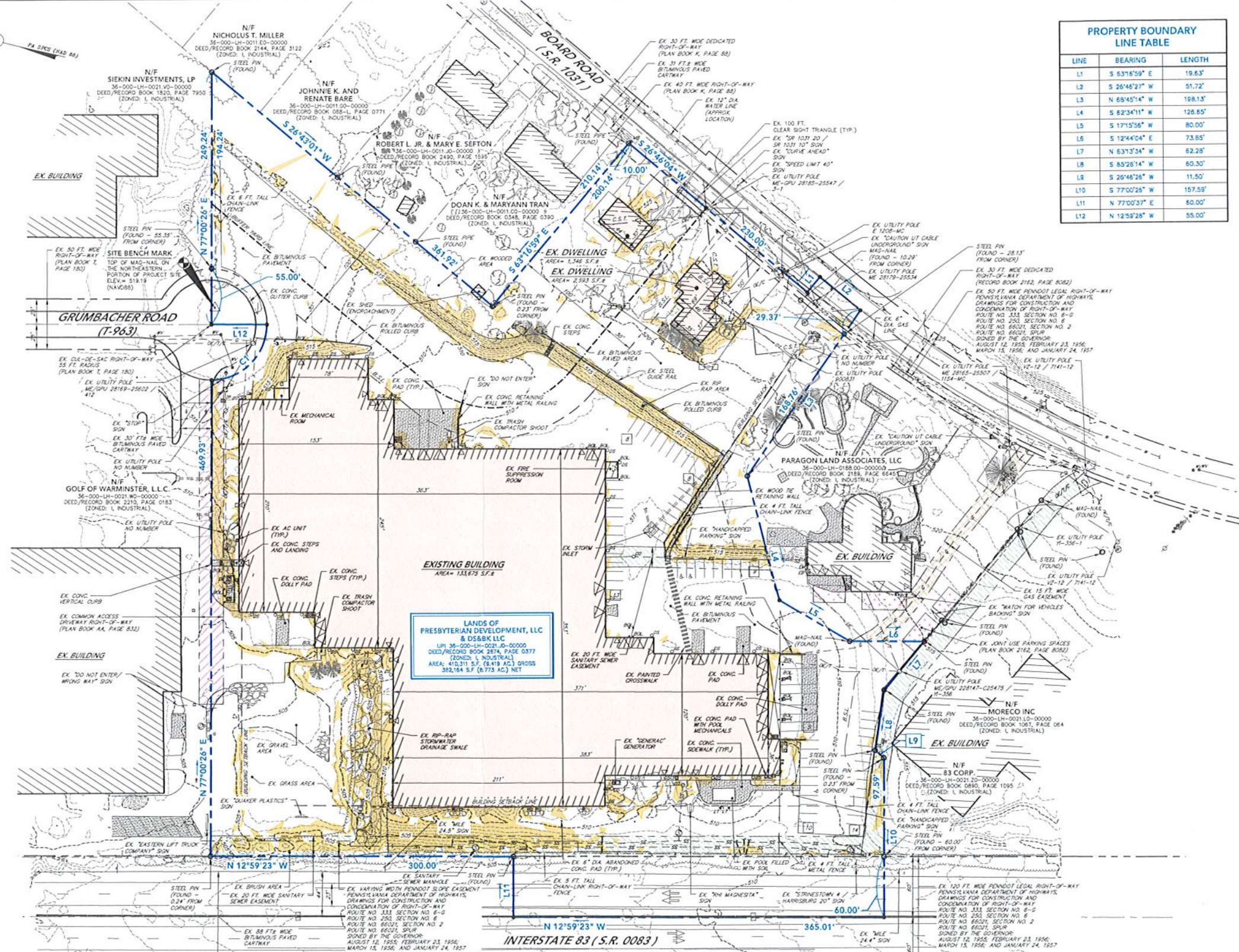
- EXISTING SANITARY SEWER EASEMENT
- EXISTING GAS EASEMENT
- EXISTING COMMON ACCESS DRIVE RIGHT-OF-WAY
- EXISTING JOINT USE PARKING SPACES

SOILS LEGEND

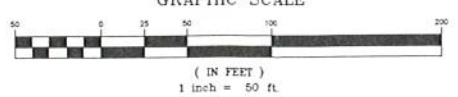
- URBAN LAND

STEEP SLOPES LEGEND

- STEEP SLOPES OF 15% AND GREATER



GRAPHIC SCALE



THIS DRAWING ISSUED
09.04.25
FOR REGULATORY REVIEW ONLY

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EXISTING SITE CONDITIONS PLAN
FINAL SUBDIVISION PLAN
FOR
EQUITY DEVELOPMENT PARTNERS
3490-3510 BOARD ROAD
MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCALE AS NOTED

DRAWN BY	ESL
CHECKED BY	AWA
CONTACT	AWA
DATE	09.04.25
FILE NAME	1356.5-FSD-1
JOB NO.	1356.5
SHEET NO.	FSD-2
SHT. 2 OF 4	1

FINAL SUBDIVISION PLAN FOR FOX LAND ASSOCIATES, LTD 3490 BOARD ROAD MANCHESTER TOWNSHIP YORK COUNTY, PENNSYLVANIA

BEFORE YOU
DIG-DRILL-BLAST
CONTACT:
PA ONECALL SYSTEM
8-1-1 OR 1-800-242-1778
Design Stage Notification
Date: 11-10-11
Serial No. 20113140754

SITE DATA

- EX. ZONING CLASSIFICATION: INDUSTRIAL DISTRICT
- EXISTING & PROPOSED USE: LOT 1 - EX. MANUFACTURING USE (97.4%)
- EX. SECONDARY RESIDENTIAL (2.6%)
LOT 2 - EX. PROFESSIONAL SERVICES
- BUILDING SETBACKS: FRONT: 30' (50' FROM ARTERIAL)
REAR: 30'
SIDE: 30'
- EXISTING LOT SIZE: 10.99 AC. (GROSS), 10.17 AC. (NET)
- MIN. LOT SIZE: REQUIRED - 20,000 S.F.
PROPOSED - LOT 1 - 410,262.47 SF (GROSS), 381,919.86 SF (NET)
LOT 2 - 68,519.04 SF (GROSS), 61,087.80 SF (NET)
- MIN. LOT MOTH: REQUIRED - 100 FT.
PROPOSED - LOT 1 - 289.21 FT.
LOT 2 - 253.54 FT.
- MAX. BUILDING HEIGHT: ALLOWED - 3 STORIES OR 50 FT.
EXISTING - 25 FT.
- MAX. BUILDING COVERAGE: ALLOWED - 60%
PROPOSED - LOT 1 - 137,428 SF/381,920 SF = 36.0%
LOT 2 - 5,662 SF/61,088 SF = 9.3%
- MAX. IMPERVIOUS COVERAGE: ALLOWED - 70%
PROPOSED - LOT 1 - 249,988 SF/381,920 SF = 65.4%
LOT 2 - 32,468 SF/61,088 SF = 53.1%
- MIN. OPEN SPACE: REQUIRED - 30%
PROPOSED - LOT 1 - 131,931 SF/381,920 SF = 34.6%
LOT 2 - 28,638 SF/61,088 SF = 46.9%

- SITE IS SERVED BY PUBLIC SEWER FACILITIES OF THE MANCHESTER TOWNSHIP SEWER AUTHORITY AND PUBLIC WATER FACILITIES OF THE YORK WATER CO.
- TOPOGRAPHIC INFORMATION BASED UPON NAD 1988 VERTICAL DATUM CONVERSION TO MANCHESTER TOWNSHIP MUNICIPAL AUTHORITY DATUM IS -1.87 FEET AT PK NAIL IN POLE ELEV. (BM #92)
- OFF-STREET PARKING REQUIREMENTS: LOT 1
1 SPACE/1000 SF OF GFA OR 1 SPACE/EA. EMPLOYEE ON 2 LARGEST SHIFTS
133,824 SF/1000 SF = 134 SPACES
68 EMPLOYEES = 68 SPACES
2 SPACES/DWELLING
2 DWELLINGS = 4 SPACES
- OFF-STREET PARKING REQUIREMENTS: LOT 2
1 SPACE/200 SF OF GFA
5662 SF/200 SF = 28 SPACES
- TOTAL SPACES REQUIRED FOR LOTS 1 AND 2 = 134+28 = 162 SPACES (6 HDOP)
TOTAL SPACES EXISTING = 167 SPACES ON LOTS 1 AND 2 (INCLUDING 6 HDOP)
(THE HIGHLIGHTED SPACES SHOWN ON THE PLAN ON SHEET 3 SHALL BE JOINTLY USED BY THE OWNERS, HEIRS AND ASSIGNS OF LOTS 1 AND 2.)
- OFF-STREET LOADING REQUIREMENTS: LOT 1
1 SPACE/10,000 SF OF GFA PLUS 1 SPACE FOR EACH 20,000 SF OF GFA
No. OF SPACES REQUIRED: 137,428 SF = 8 SPACES
SPACES EXISTING: 9
- TRACT DESIGNATION: UPI No. 36-000-LH-0011-A0-00000
UPI No. 36-000-LH-0011-B0-00000
UPI No. 36-000-LH-0011-K0-00000
UPI No. 36-000-LH-0021-J0-00000
UPI No. 36-000-LH-0021-M0-00000
UPI No. 36-000-LH-0021-Y0-00000

* DEED REF.: BOOK 0791, PAGE 0354 & BOOK 0810, PAGE 0460
36-000-LH-0011-A0-00000
36-000-LH-0011-B0-00000
36-000-LH-0011-K0-00000
36-000-LH-0021-J0-00000
36-000-LH-0021-M0-00000
36-000-LH-0021-Y0-00000

LOT	ADDRESS	UPI No.
1	3490 BOARD ROAD	36-000-LH-0021-J0
2	3488 BOARD ROAD	36-000-LH-0021-M0

RECORDED IN THE OFFICE OF THE YORK COUNTY
RECORDER OF DEEDS IN PLAN BOOK _____
PAGE NO. _____ ON THIS _____ DAY OF _____, 20____

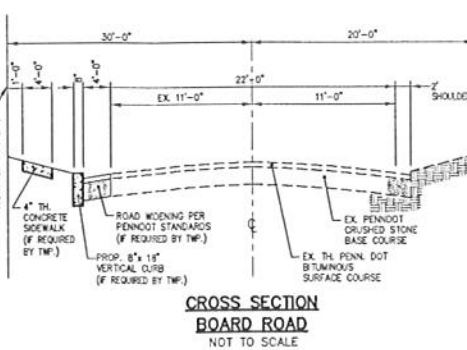
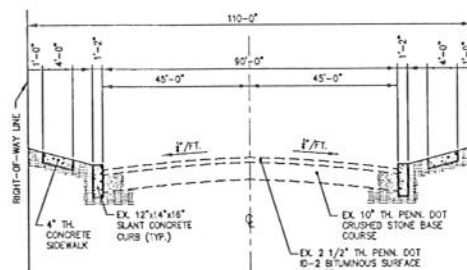
NOTES

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 2 FROM TAX MAP LH, PARCEL 21J (UPI No. 36-000-LH-0021-J0-00000) AND COMBINE THE REMAINING PORTION OF TAX MAP LH PARCEL 21J WITH THE FOLLOWING TAX MAP PARCELS:
TAX MAP LH, PARCEL 11A (UPI No. 36-000-LH-0011-A0-00000)
TAX MAP LH, PARCEL 11B (UPI No. 36-000-LH-0011-B0-00000)
TAX MAP LH, PARCEL 11K (UPI No. 36-000-LH-0011-K0-00000)
TAX MAP LH, PARCEL 21M (UPI No. 36-000-LH-0021-M0-00000)
TAX MAP LH, PARCEL 21Y (UPI No. 36-000-LH-0021-Y0-00000)
TO FORM ONE CONTIGUOUS LOT (LOT #1) WHICH CANNOT BE SEPARATED THEREFROM WITHOUT THE APPROVAL OF THE MANCHESTER TOWNSHIP BOARD OF SUPERVISORS.
- ALL PUBLIC IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE MANCHESTER TOWNSHIP CONSTRUCTION AND MATERIAL SPECIFICATIONS LAST AMENDED UNLESS SPECIFIC WAIVERS HAVE BEEN GRANTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF ALL APPLICABLE STANDARDS AND SPECIFICATIONS AS WELL AS REQUIRED METHODS OF CONSTRUCTION. ALL DEVIATIONS FROM THE PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION.
- NO BUILDING CONSTRUCTION MAY OCCUR WITHOUT PERMITS FIRST BEING ISSUED IN ACCORDANCE WITH THE ORDINANCES OF MANCHESTER TOWNSHIP.
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY JAMES R. HOLLEY & ASSOC., INC. CONTRACTOR SHALL CONTACT THE PA. ONE CALL SYSTEM (1-800-242-1778) PRIOR TO ANY EXCAVATION AS REQUIRED BY PA. ACT 187 (1996).
- THERE ARE NO 100 YEAR FLOOD PLAINS LOCATED ON THE SUBJECT PARCEL.
- THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PARCEL.
- THE OWNERS, HEIRS, ASSIGNS OR SUCCESSORS IN THE TITLE AGREE THAT THEY SHALL INSTALL AT THE OWNERS' EXPENSE CONCRETE CURBING, CONCRETE SIDEWALK; OR BOTH CONCRETE CURBING AND CONCRETE SIDEWALK; AND ANY NECESSARY ROAD WIDENING TO ACCOMPANY THE CURBING TO TOWNSHIP AND/OR STATE SPECIFICATIONS WITHIN SIX (6) MONTHS FROM THE RECEIPT OF CERTIFIED NOTIFICATION FROM THE TOWNSHIP.
- NON-RESIDENTIAL** - A STREET ADDRESS SHALL BE MOUNTED TO THE BUILDING WITH MINIMUM 8" HIGH NUMBERS AND SHALL BE VISIBLE FROM THE STREET.
RESIDENTIAL - THE STREET ADDRESS NUMBER SHALL BE MOUNTED TO THE BUILDING WITH MINIMUM 2" x 3" NUMBERS THAT ARE VISIBLE FROM THE STREET.
- ALL EXTERIOR LIGHTING SHALL BE ARRANGED AND SHIELDED SO AS NOT TO CAST OBJECTIONABLE ILLUMINATION OR GLARE UPON ADJOINING PROPERTIES AND STREETS.
- ALL NEW BUILDINGS ARE REQUIRED TO INSTALL A RAPID ENTRY KEY BOX (KNOX BOX) AS REQUIRED BY THE FIRE CHIEF FOR FIRE DEPARTMENT USE ONLY IN ACCORDANCE WITH THE MANCHESTER TOWNSHIP CODE OF ORDINANCES CHAPTER 7 PART 5.
- ALL SIGNAGE SHALL COMPLY WITH THE MANCHESTER TOWNSHIP ZONING ORDINANCE (ARTICLE 14) UNLESS SPECIFIC VARIANCES ARE GRANTED BY THE ZONING HEARING BOARD.
- NO BLASTING IS PERMITTED WITHOUT A STATE PERMIT AND ADVANCE NOTIFICATION TO THE MANCHESTER TOWNSHIP FIRE CHIEF.
- ANY NON-CONFORMING BUILDING OR STRUCTURE IS DESTROYED OR DAMAGED BY REASON OF WINDSTORM, FIRE, FLOOD, EXPLOSION OR OTHER ACT OF GOD OR PUBLIC ENEMY TO AN EXTENT OF MORE THAN FIFTY PERCENT (50%) OF ITS FAIR MARKET VALUE AT THE TIME OF THE CASUALTY SHALL NOT BE REBUILT, RESTORED OR REPAIRED EXCEPT IN CONFORMANCE OF THE PROVISIONS OF THE MANCHESTER TOWNSHIP ZONING ORDINANCE.
- PERMANENT MONUMENTS AND MARKERS (STEEL PINS) TO BE SET AT ALL PROPERTY CORNERS IN ACCORDANCE WITH CHAPTER 22 PART 718 OF THE MANCHESTER TOWNSHIP CODE OF ORDINANCES.
- THE OWNER SHALL NOT CONSTRUCT, PLAN OR MAINTAIN ANY STRUCTURES, FENCES, TREES, SHRUBBERY, ETC. WITHIN THE SANITARY SEWER, STORMWATER, OR UTILITY RIGHT(S)-OF-WAY/EASEMENTS IN ORDER TO ENSURE A FREE AND CLEAR ACCESS TO ALL FACILITIES, BUTINNOUS PAYING, COMMANDING OF SANITARY SEWER, STORMWATER OR UTILITIES, OR A CHANGE IN GROUND CONTOURS WITHIN THE RIGHT(S)-OF-WAY/EASEMENTS WILL BE PERMITTED ONLY WITH WRITTEN CONSENT OF THE TOWNSHIP.
- THE OWNER HEREBY GRANTS MANCHESTER TOWNSHIP OR ITS REPRESENTATIVE A GENERAL ACCESS EASEMENT ACROSS THE ENTIRE LOT FOR ACCESS TO PUBLIC SEWER AND SAMPLING MANHOLES.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (PL1242, NO. 428) KNOWN AS THE "STATE HIGHWAY LAW" BEFORE ANY DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL BE AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT AND THE BOARD OF SUPERVISORS APPROVAL OF THIS PLAN DOES NOT IMPLY THAT A PERMIT CAN BE ACQUIRED.
- THE STORMWATER MANAGEMENT FACILITY AND SYSTEM IS TO BE A PERMANENT FEATURE THAT CANNOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY MANCHESTER TOWNSHIP.
- LANDOWNER IS RESPONSIBLE FOR PAVEMENT AND CURBING RESTORATION IF PAVING AND CURBING IS CONSTRUCTED OVER OR THROUGH THE SANITARY SEWER EASEMENT/RIGHT OF WAY.
- THE USE OF GRINDER PUMPS OR PRESSURE SEWERS SHALL NOT BE PERMITTED.
- NO PARKING SHALL BE PERMITTED IN THE FOLLOWING PUBLIC STREETS, ALONG THE FRONTAGE OF THE LOTS LISTED: GRUMBACHER ROAD - LOT 1.
- FOX LAND ASSOC., LTD. ITS SUCCESSORS AND ASSIGNS SHALL OWN AND MAINTAIN ALL OFF STREET STORMWATER MANAGEMENT FACILITIES, APPURTENANCES AND PIPING.

PREPARED FOR:
FOX LAND ASSOCIATES, LTD
93 HILLSIDE DRIVE
STEAMBOAT SPRINGS, CO 80487

PREPARED BY:
JRH
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ENGINEER'S PROJECT No.: 110409
NOVEMBER, 2011



LIST OF DRAWINGS

SHEET No.	TITLE
1	COVER SHEET (TO BE RECORDED)
2	EXISTING CONDITIONS PLAN
3	SUBDIVISION PLAN (TO BE RECORDED)

PLANNING WAIVER & NON-BUILDING DECLARATION

AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF EX. INDUSTRIAL USE. NO PORTION OF THIS SUBDIVISION ARE APPROVED BY MANCHESTER TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 et seq.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF MANCHESTER TOWNSHIP WHO ARE CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

WAIVERS

WAIVER FROM SECTION 22-801 WAS GRANTED BY THE MANCHESTER TOWNSHIP BOARD OF SUPERVISORS TO NOT REQUIRE THE SUBMISSION OF A PRELIMINARY PLAN

DATE JANUARY 3, 2012

I, DAVID E. SIMPSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, AND STREETS AS PLOTTED FOR THE OWNERS.

David E. Simpson 1/16/12

Book 2162
Page 8082
Including Pages 8082 to 8084
Instrument # 2012009249

REVISIONS	NO.	DATE	DESCRIPTION	BY
2	12/19/2011	REVISED PER TWP P.C. MEETING		PAF
1	12/19/2011	REVISED PER TWP STAFF REVIEW		PAF



SITE LOCATION MAP SCALE: 1" = 2000'

REVIEWED BY THE
MANCHESTER TOWNSHIP PLANNING COMMISSION
DATE: _____

CHAIRMAN: _____

APPROVED BY THE
MANCHESTER TOWNSHIP BOARD OF SUPERVISORS
DATE: 11/14/11

CHAIRMAN: David W. Hopper
James R. Holley
John R. Hopper
Kenneth D. Hopper

REVIEWED BY THE
MANCHESTER TOWNSHIP ENGINEER
DATE: _____

REVIEWED BY THE
YORK COUNTY PLANNING COMMISSION
DATE: 12/14/11
Director: Francis J. Dell 2/2/12

OWNER:
FOX LAND ASSOCIATES, LTD
93 HILLSIDE DRIVE
STEAMBOAT SPRINGS, CO 80487

THE SUBDIVISION PLAN IS HEREBY
APPROVED BY THE OWNER:
D. SCOTT WEIR, MANAGING PARTNER

STATE OF COLORADO
COUNTY OF Peru

ON THIS, THE 23rd DAY OF January, 2012,
BEFORE ME, THE UNDERSIGNED OFFICIAL, PERSONALLY APPEARED

D. SCOTT WEIR, MANAGING PARTNER
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND THAT THEY DESIRE THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO PUBLIC USE.

MY COMMISSION EXPIRES October 27, 2015





October 15, 2025

Presbyterian Development, LLC & DS&BK, LLC (Applicant)
C/O Drew Bobincheck
5060 Ritter Road, Suite A3
Mechanicsburg, PA 17050

Re: Zoning Narrative for a
Variance Application to Reduce Buffer Yard Requirement (Project)
3490 – 3510 Board Road (UPI Nos.: 36-000-LH-0021.00-00000)
Manchester Township, York County, PA

Exhibit A: Zoning Narrative

Presbyterian Development, LLC and DS&BK, LLC (hereinafter “Applicant”) are the owners of a property located at 3490-3510 Board Road within Manchester Township. The Applicant is proposing to subdivide and separate two (2) existing single family detached dwellings from the industrial building property into three (3) separate parcels. An existing paved parking lot is located on the proposed residential lots and will remain with the Project. An access easement is proposed over the parking lot (Lots #2 and #3) for the benefit of the industrial building (Lot #1). No new construction is proposed with the Project. This Application includes a Zoning Exhibit, Existing Site Conditions Plan, and a Color Photograph Exhibit for reference.

Project Site Details:

- The Project Site currently includes one parcel consisting of approximately 9.42 acres and is identified as York County Tax Parcel ID No.: 36-000-LH-0021.J0-00000.
- The Project Site has frontage along Board Road and Grumbacher Road. Board Road (S.R. 1031) is maintained by PennDOT and Grumbacher Road (T-963) is maintained by Manchester Township.
- The Property is currently improved with one 133,675 s.f. industrial building and two (2) single-family detached dwellings. The single-family dwellings each have an existing driveway onto Board Road. The industrial building has access onto Grumbacher Road. A paved parking lot, containing approximately 61 parking spaces, was constructed behind the single-family dwellings and has access onto Board Road.
- A Final Subdivision Plan, prepared for Fox Land Associated, LTD, recorded in Plan Book 2162, Page 8082, was approved and recorded in 2012 which consolidated three (3) parcels of land into the current configuration.
- The Applicant filed an application for Final Subdivision Plan on September 4, 2025 to subdivide the parcel and reinstate the property lines that existed prior to the approval of the prior Subdivision Plan in 2012.
- No new construction or improvements are proposed with this Project.
- The Project Site is located in the I – Industrial Zoning District.
- The Project Site is not impacted by a FEMA designated 100-year floodplain.
- The Site is served by an existing public water supply provided by the York Water Company and an existing public sanitary sewage disposal system provided by Manchester Township.

Variance Request:

A Variance is required to reinstate the property boundaries prior to a Final Subdivision Plan approved in 2012 due to a Zoning Ordinance requirement to provide a 100 foot buffer between residential uses and industrial buildings. The following Variance from the Manchester Township's zoning requirements is respectfully requested.

§27-904.3.B – Where a lot in the I District is adjacent to a single family detached dwelling that existed prior to January 23, 1996, and that is within the I or HI districts, then a buffer yard shall be provided. Such buffer yard shall have a minimum width of 100 feet that shall be in addition to the required yard width depth.

The Variance request is to reduce the required buffer yard width between an Industrial Use and a single family detached dwelling from 100 feet to 7 feet for a portion of the property boundary.

The Applicant believes that variance should be granted because:

- a) Applicant is unable to make reasonable use of the property or conform to strict application of the Zoning Ordinance because:
 - The Site contains two (2) existing single family dwellings that existed prior to 1996. In order to convey these existing dwellings to individual homeowners, separate tax parcels are required. Given the constructed improvements, it is not possible to create separate parcels that meet the minimum zoning requirements without creating an encroachment into the required buffer yard. The property boundaries as proposed on the current Final Subdivision Plan, are consistent with the previous condition, prior to approval of a Final Subdivision Plan in 2012.
- b) The unnecessary hardship of the property is:
 - The result of application of the Manchester Township Zoning Ordinance.
 - The Zoning Ordinance requires a 100 foot buffer between an industrial property and a single family detached dwelling, in addition to the required building setback requirement.
 - Due to unique physical circumstances of the property in question not shared by neighboring properties such as: the shape of lot, the width of the lot or the topography of the lot.
 - The Property currently includes one (1) industrial building and two (2) single family detached dwellings. These structures were constructed prior to 1996 and did not consider the requirement to provide a 100 foot buffer in addition to the building setback.
 - Not financial in nature
 - The hardships are not financial in nature.
 - Not self-created
 - The Applicant did not create the hardships listed above.



- c) The proposed variance will not alter the essential character of the neighborhood nor impair the use of adjacent properties for the following reasons:
 - o No new construction or improvements are proposed with the Project and associated variance request. The Project Site will remain the same other than the creation of two (2) separate parcels. Several properties along Board Road, within the vicinity of the Project Site, are single family dwellings. The Project will not alter the essential character of the neighborhood.
- d) The variance requested represents the minimum variance that will afford relief for the following reasons:
 - o This Application requests a reduction of the required 100 foot buffer to 7 feet. The required 30' building setback line will be maintained with the proposed Final Subdivision Plan and this application represents the minimum relief needed for the Project.

