



Manchester Township Zoning Hearing Board

AGENDA - REVISED

February 7, 2024 at 6:00 PM

CALL TO ORDER

PLEDGE TO THE FLAG

NEW BUSINESS:

- **ZHB 2024-02** – Shoe Fly York, variance from §27-1408 to allow three wall signs, where the maximum permitted is one, that exceed the permitted maximum sign size at 1500 N. George Street (parcel 36-08-16), located in the Commercial District.
- **ZHB 2024-03** – Laura & Steve Scullen, special exception pursuant to §27-1102 (5), to allow a 6-foot fence in the front yard on a corner lot at 5 Martingale Drive (parcel 36-24-40), located in the Residential Low District.
- **ZHB 2024-04** – Sovereign National LP, variance from §27-306 to allow reduced setbacks for existing structures at 5 Bentzel Mill Road (parcels 36-KG-12H & 36-KG-12C), located in the Open Space Residential and Agricultural District.
- **ZHB 2024-05** – Sovereign National LP, special exception pursuant to §27-1112, Uses Not Provided For, to allow a guest house use at 5 Bentzel Mill Road (parcel 36-KG-12H), located in the Open Space Residential and Agricultural District.

REPORTS

- 2023 Zoning Hearing Board Annual Report

ADJOURN

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

FOR OFFICE USE ONLY
Application # ZH13 2024-02
Date of Hearing 2/7/24
Time of Hearing 6pm

CONTINUED HEARING
Date of Hearing _____
Time of Hearing _____

APPLICATION FOR ZONING HEARING

- SHOE FLY YORK (APPLICANT STRICKLER SIGNS REP: STEVEN SIGNORELLO)**
- Applicant's Name _____
Address: 1500 N. GEORGE ST YORK, PA. 17404
C/O STRICKLER SIGNS 3999 CARLISLE PIKE Phone Number (717)253-5924
NEW OXFORD, PA 17350
 - Property Owner's Name: NORTHGATE ASSOCIATES LP
Address: 146 PINE GROVE APT 200 YORK, PA. 17403-5189
 - Property Location 1500 N. GEORGE ST YORK, PA .17404-2032
 - Zoning District BUSINESS CLUSTER UPI# 36-000-08-0016-00-00000

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.

X 
Permit officer@stricklersigns.com
PERMITOFFICER STRICKLER SIGNS STEVEN SIGNORELLO
Signature of Applicant / Authorized Representative

Date _____

OFFICE USE ONLY BELOW THIS LINE

| | |
|---|-----------------------|
| Date Application Received <u>1/9/24</u> | Property Posted _____ |
| Date Application Fee Received <u>1/5/24</u> | |
| Certified to ZHB _____ | Date _____ |
| Newspaper Advertisement of Hearing _____ | Date _____ Date _____ |
| Notice Mailed to Twp. Supervisors & ZHB _____ | Date _____ |
| 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 _____ | |

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

Consideration of a needed sign #3 proof #2 section B new sign 69 sf north wall art logo circle AppRunCo, APPLILACHIAN RUNNING COMPANY

§ 27-1408, Attachment 9, Permitted Permanent Signs
Zoned - Commercial, max # of signs = 1, max size = 325F.
Property currently has 2 signs, propose to replace 1 & add 1 additional sign. All 3 signs exceed permitted size.
After this store opened, the company combined their AppRunCo marketing size and need to update all the stores, for uniformity, and identification nationally

7. Existing Use of Land / Buildings: Retail sales, consisting of merchandise the company represents nationally. Shoe Fly, AppRunCo

8. Number of Proposed Buildings / Structures: Existing store front 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 N/A b. Proposed _____

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

a Public N/A Company Name _____
b On-Site Well _____ c Other (Specify _____)

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

a Public N/A 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)

N/A

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

N/A

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)

N/A

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?)

Shoe Fly Corporation has grown and has adapted with new Branding and with updates happening in all store units, this change is required to be consistent with it's market recognition. If it was prevented to be consistent, in this location, Shoe Fly would need to seek others in appeal.

Example: If the township had maximum signage, and decided to allow the police to share some space in the building. Would the code prevent the township from showing recognition of a new service in the building needing an added sign for the Police ?

- 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?)

The added sign AppRunCo will have no effect on the neighborhood. It is a basic non action, strictly identification person.

Example: Walmart prior to carrying food just had it's name, then when it added food, it added a grocery sign for identity , and it did not effect the neighborhood.

- 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?)

To better show the proper identification of their product line, Shoe Fly reduced the existing signage , eliminating : style, fit, service reducing 27 sf , to add the APPRUN CO AND LOGO , having 69 sf , thus requesting an increase of only 42 sf. noted as #3

Signs #1 north front, and #2 east side have already been approved.

P-9A: Attached commercial sign for individual stores within a shopping center, shopping plaza, shopping

mall or accessory commercial center 1 sq. ft. per lineal ft. of bldg. frontage, maximum area 75sq. ft. Setback shall be equal to the height of the sign Height of building— — Where use is permitted `Yes

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 : N/A

The following enforcement action of the township:
N/A

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)

N/A


Summary Information

| | | | |
|-------------------|----------------------------|---------------------|--------------|
| Owner: | Northgate Associates Lp | Property Class: | Commercial |
| Owner Address: | 146 Pine Grove Cir Apt 200 | Annual Tax: | \$74,321 |
| Owner City State: | York Pa | Record Date: | 06/04/21 |
| Owner Zip+4: | 17403-5189 | Settle Date: | 06/04/21 |
| Owner Carrier Rt: | C096 | Book: | 2656 |
| | | Page: | 2710 |
| | | Doc Num: | 000000034564 |
| | | Tax Record Updated: | 09/23/23 |

Geographic Information

| | | | |
|----------------|-------------------------|--------------------|-----------------------|
| County: | York, PA | Lot: | 0016 |
| Municipality: | Manchester Twp | Sub Section: | MANCHEST |
| High Sch Dist: | Central York | Bldg/Complex Name: | NORTHGATE SHOPP. CTR. |
| Tax ID: | 36-000-08-0016-00-00000 | | |
| Tax Map: | 08 | | |
| Tax ID Alt: | 36-000-08-0016-00-00000 | | |

Assessment & Tax Information

| | | | | | |
|-------------------|----------|-------------------|----------|---------------------|-------------|
| Tax Year: | 2023 | Annual Tax (Est): | \$74,321 | Total Land Asmt: | \$423,010 |
| County Tax: | \$17,226 | | | Total Bldg Asmt: | \$2,073,530 |
| Municipal Tax: | \$2,496 | | | Total Asmt: | \$2,496,540 |
| School Tax (Est): | \$54,599 | | | Taxable Total Asmt: | \$2,496,540 |
| Asmt As Of: | 2023 | | | | |

Lot Characteristics

| | | | |
|-------------|---------|------------------|------------------|
| SQFT: | 173,369 | Traffic: | Heavy |
| Acres: | 3.9800 | County Location: | Business Cluster |
| Roads: | Paved | | |
| Topography: | Level | | |

Building Characteristics

| | | | | | |
|---------------------|--------|--------------|---|----------------|--------|
| Total SQFT: | 45,866 | Family Room: | 0 | Basement Type: | None |
| Stories: | 1.00 | | | Gas: | Public |
| Abv Grd Unfin SQFT: | 0 | | | Water: | Public |
| Fireplace Total: | 0 | | | Sewer: | Public |
| Attic Type: | None | | | Year Built: | 1959 |
| | | | | Comm Units: | 1 |
| | | | | Heat Fuel: | None |

Improvements or Outbuildings

Land Characteristics

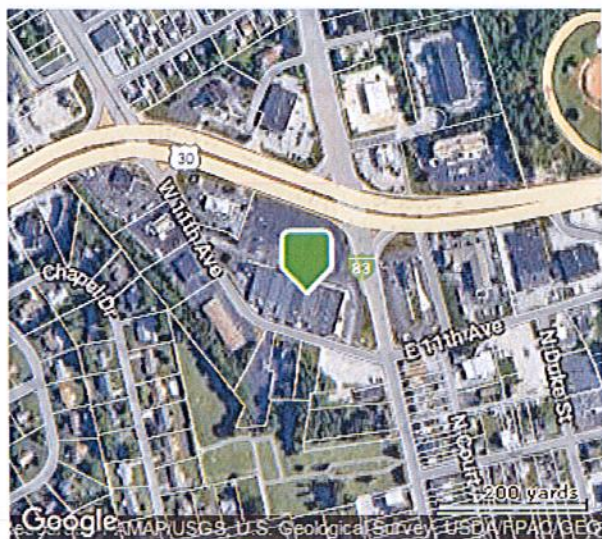
| | | | | | |
|------------|--------------|------------|--------|-------------------|-------------|
| Land Type: | Primary Site | Land Size: | 173368 | Land Measurement: | Square Feet |
|------------|--------------|------------|--------|-------------------|-------------|

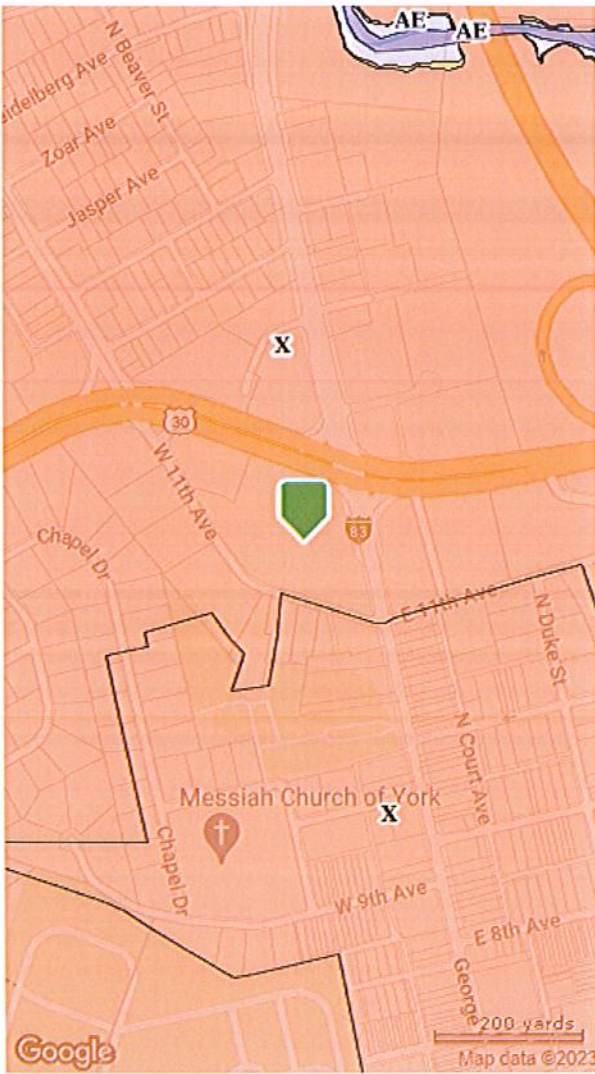
Codes & Descriptions

| | |
|-----------|--|
| Land Use: | 342 C - Community/NBHD Shopping Center |
| | Total/Addtl Lots: 4 |

MLS History

| MLS Number | Category | Status | Status Date | Price |
|------------|----------|--------|-------------|-------------|
| PAYK150638 | COML | Active | 12/24/20 | \$55,000.00 |





- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

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school/district). Any offer of compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2023. Created: 12/19/2023 02:12 PM



SHOE FLY / APPALACHIAN F



A SHOE FLY CHANNEL LETTERS

NORTH WALL ELEVATION

NEW SIGN

SIGN AREA: 52 SQ. FT.



EXISTING SIGN

SIGN AREA: 73 SQ. FT.



NEW SIGN

NEW SIGN

A

B



82'

STRICKLER
stricklersigns.com
Ray Wenger
717-585-1772 | rwenger@stricklersigns.com
Toll Free 800 222 0387 Fax 717-624-8450

CLIENT SIGNATURE:

PROJECT SHOE FLY - APP CO - YORK

JOB LOCATION 1500 N. GEORGE ST., YORK, PA

FILE NAME SHOE FLY - APP RUN-WALL SIGNS

WORK ORDER #

QUOTE NUMBER:

QUANTITY | 1

SCALE |

ILLUMINATED

NON-ILLUMINATED

SINGLE FACED


DOUBLE FACED

- CHANNEL LETTERS |
- SIGN CABINET |
- DIGITAL SIGN |
- LED BORDER TUBE |
- VOLTAGE |
- AMPS PER FACE |
- TOTAL AMPS |
- PHOTOCELL |
- TIMER |
- DISCONNECT SWITCH |

NEW SIGN

SIGN AREA: 33 SQ. FT.



| | | | | |
|---|---------------|----------------------------------|--|-------------------|
|  <p>STRICKLER stricklersigns.com Ray Wenger 717-585-1772 nwenger@stricklersigns.com Toll Free 800 222 0387 Fax 717-624-8450</p> | PROJECT | FREEDOM PT- WALL SIGN | QUANTITY 1 | CHANNEL LETTERS |
| | JOB LOCATION | 126 W. HARRISBURG ST., DILLSBURG | SCALE 3/8" | SIGN CABINET |
| | FILE NAME | FREEDOM PT- DILLSBURG | ILLUMINATED <input checked="" type="checkbox"/> | DIGITAL SIGN |
| | WORK ORDER # | | NON-ILLUMINATED <input type="checkbox"/> | LED BORDER TUBE |
| CLIENT SIGNATURE: | QUOTE NUMBER: | | SINGLE FACED <input type="checkbox"/> | VOLTAGE |
| | | | DOUBLE FACED <input checked="" type="checkbox"/> | AMPS PER FACE |
| | | | | TOTAL AMPS |
| | | | | PHOTOCELL |
| | | | | TIMER |
| | | | | DISCONNECT SWITCH |

B-C-D

SIDE FASTENING
DETAIL

.040" ALUMINUM
"Z" CLOSURE

SOUTH, EAST, WEST ELEVATION

LETTERS & LOGO PAINTED #21 SLATE BLUE & #18 REGAL BLUE

#10 X 1" WAFER
HEAD SCREW

ATAS RIGIDWALL II PANEL —

1" X 1" X 1/8"
ALUMINUM TUBE FRAME —
MOUNTED W/ 3/8" FASTENERS

1/2" THICK
ACRYLIC LETTERS —

.125" ALUMINUM
BACKER —

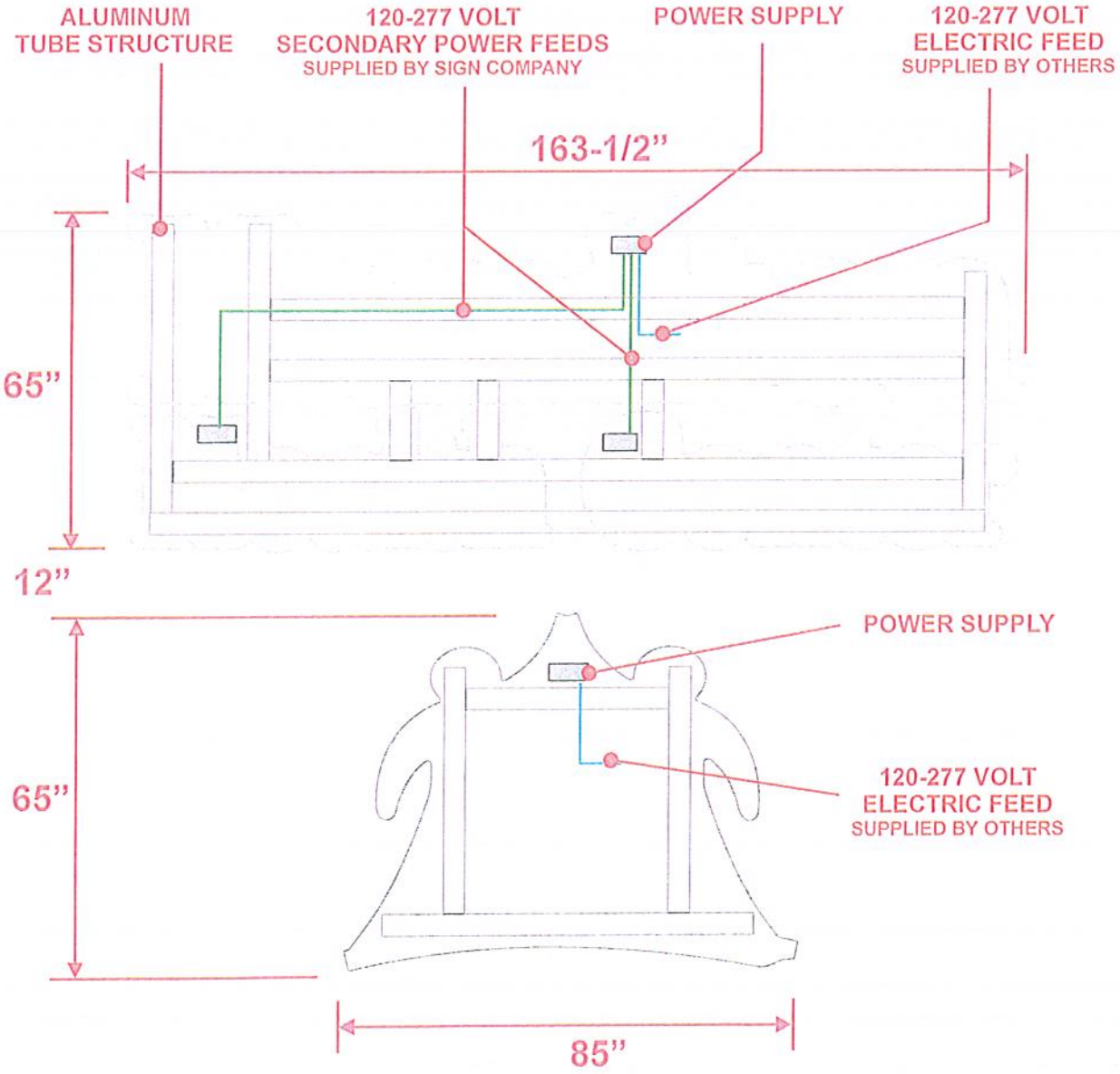
1" X 1" X 1/8"
ALUMINUM TUBE FRAME —
MOUNTED W/ 3/8" FASTENERS

A BACKGROUND & TUBE STRUCTURE

REVERSE ILLUMINATED - CHANNEL LETTERS
 -FABRICATE & INSTALL (1) SET OF 2" DEEP LETTERS & LOGO
 -LETTERS MOUNTED W/ 1-1/2" SPACERS ON AN 1/8" ALUMINUM
 -BACKER SPACED FROM WALL W/ 4" SQUARE TUBE STRUCTURE
 -POWER SUPPLIES MOUNTED EXTERNALLY BEHIND CLOUD
 -LETTERS PAINTED WHITE, BACKER PAINTED WALL COLOR #2

NORTH ELEVATION

TUBE STRUCTURE & ELECTRICAL DETAIL



SCALE 3/8"

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

FOR OFFICE USE ONLY
Application # ZHB 2024-03
Date of Hearing 2/7/24
Time of Hearing 6pm

CONTINUED HEARING
Date of Hearing _____
Time of Hearing _____

APPLICATION FOR ZONING HEARING

- Applicant's Name Laura & Steve Scullen
Address: 5 Martingale Dr., York PA 17404
Laura Colglazier@gmail.com Phone Number (610) 986-2852
- Property Owner's Name: Laura & Steve Scullen
Address: 5 Martingale Dr., York PA 17404
- Property Location 5 Martingale Dr.
- Zoning District Residential low UPI # 36-000-24-0040-00

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.

Juan Scullen
Steve Scullen
Signature of Applicant / Authorized Representative

Date 1/12/24

OFFICE USE ONLY BELOW THIS LINE

| | | | |
|---|----------------|-----------------|-------|
| Date Application Received | <u>1/12/24</u> | Property Posted | _____ |
| Date Application Fee Received | <u>1/12/24</u> | | |
| Certified to ZHB | Date | | |
| Newspaper Advertisement of Hearing | Date | Date | |
| Notice Mailed to Twp. Supervisors & ZHB | Date | | |
| 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 | _____ | | |

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

Fence height on corner lot
27-1102 (5)

6. Description of Proposed Work and Use: We would like to put up a 6' foot fence on the side (considered also front) of property rather than a 3' fence. in order to contain our dogs.

7. Existing Use of Land / Buildings: Residential single family home

8. Number of Proposed Buildings / Structures: 1 Fence And: _____

- a Height of Building / Structures 6 Feet Stories
- b Type of Construction vinyl fence
- c Number of Families / Dwelling Units 1
- d Habitable Floor Area for Each Dwelling Unit 2,407 sq. ft.
- e If Mobile Home, Title Holder's Name / Address N/A

9. Off Street Parking Spaces:

- a Required 2 (existing)
- 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 DEPAproved # _____

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)

We will follow ordinance rules and will have landscaping around (some pre-existing).

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

It will not impact line of site and others in the neighborhood also have fencing.

c) If the special exception is granted, show how the provisions of Section 27-1102(5) of the Zoning Ordinance will be met. (Please attach a separate sheet of paper as needed.)

We will install fence as is approved by the board.

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 :

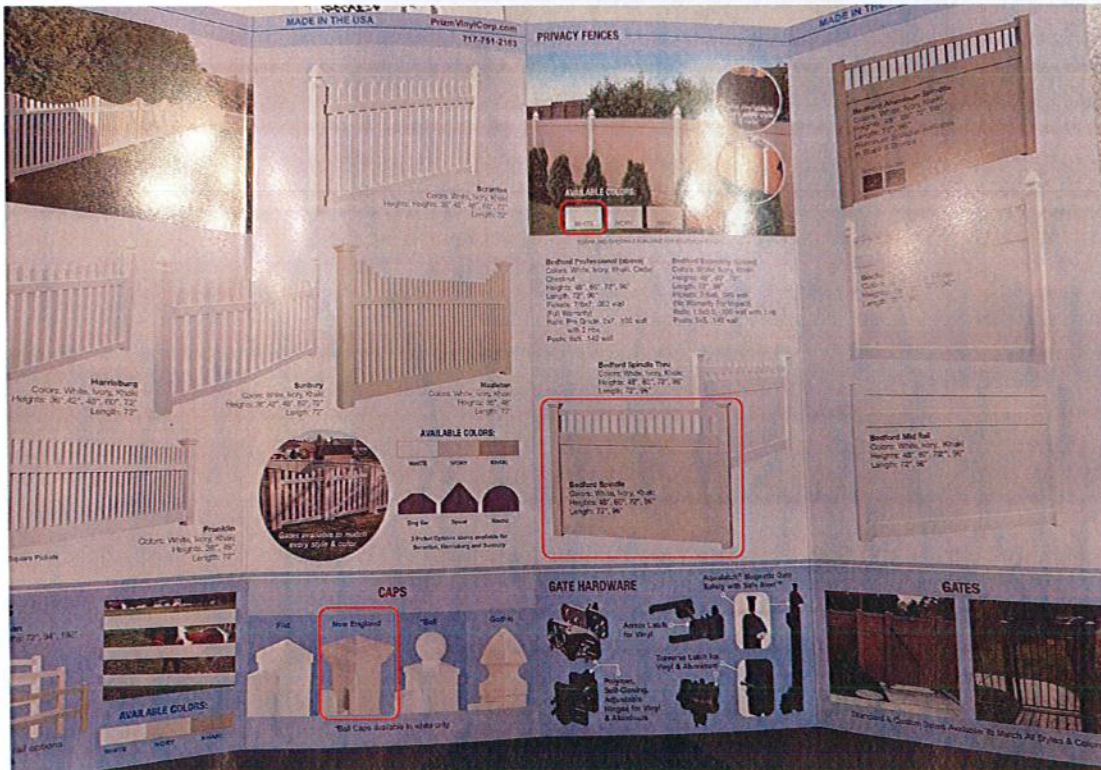
The following enforcement action of the township:

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)

Rachel Vega

From: Laura Colglazier <laura.colglazier@gmail.com>
Sent: Wednesday, January 17, 2024 11:57 AM
To: Rachel Vega
Cc: Steve Scullen; Lisa Fuess
Subject: Re: 5 Martingale Application Information

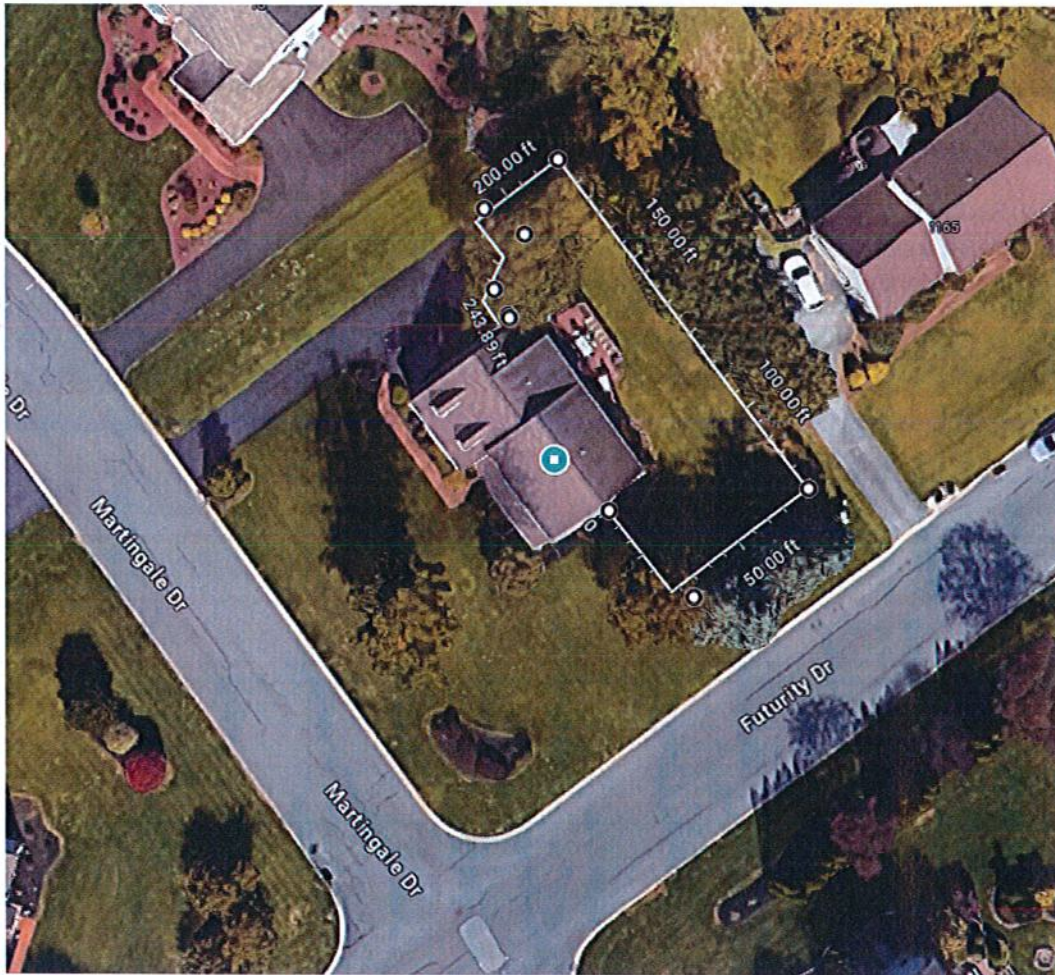
Also, here is what we were thinking for a fence selection from the catalog that our fence contractor provided, in case it helps!



On Wed, Jan 17, 2024 at 11:49 AM Laura Colglazier <laura.colglazier@gmail.com> wrote:

Hi Rachel,

Thank you for reaching out. Below is a quick drawing of approximately how we would be installing the fence (the measurements may not be exact but it should be close).



Here are the names of the neighbors within 300 feet from the York County website:

| Address | Name |
|-----------------------|--|
| 15 MARTINGALE DR | NICHOLAS GARY A & ANDREA J |
| 25 MARTINGALE DR | BEACH ANNAMARIE |
| 35 MARTINGALE DR | PETERSON RAY ALDIN III & DIANE MILNES PETERSON |
| 30 MARTINGALE DR | YOUNG LONNIE R & DIANA M |
| 20 MARTINGALE DR | GOODLING MATT S & DANIELLE K |
| 1215 FUTURITY DR | SHAFFER TIMOTHY D & MECHELLE L |
| 1205 FUTURITY DR | BURCH KENNETH M & DIANA P |
| 1560 HAMBILTONIAN WAY | LAKATA CHRISTOPHER & ROBIN A |
| 1220 FUTURITY DR | MCDONALD JOSHUA J & JAMAICA L |
| 1550 HAMBILTONIAN WAY | SCHWERIN COREY J & JESSICA SUSAN |
| 1565 HAMBILTONIAN WAY | GOODLING STEVE A & KIMBERLY S |
| 1555 HAMBILTONIAN WAY | HILDEBRAND DANE L & SHELLEY M |
| 1165 FUTURITY DR | MYERS DAVID J & ANGELA K |
| 5 RIDING SILKS LN | NASH ERIC C & CHRISTINE L |
| 1155 FUTURITY DR | FINCH MICHELLE M |

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

RECEIVED

JAN 17 2024

FOR OFFICE USE ONLY
Application # ZHB-2024-04
Date of Hearing February 7, 2024
Time of Hearing _____

CONTINUED HEARING
Date of Hearing _____
Time of Hearing _____

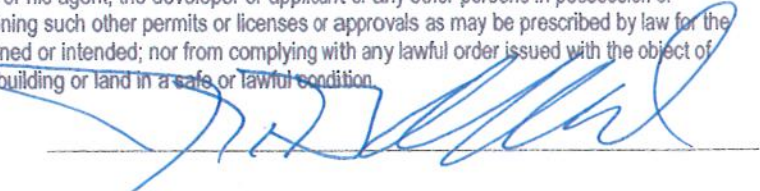
Initial: _____
APPLICATION FOR ZONING HEARING

- Applicant's Name Sovereign National LP
Address: 320 N. George Street, York PA 17401
Devon Myers, Esq. | Dmyers @ Cgalaw.com Phone Number (717) 779-0804
717-718-7105
- Property Owner's Name: Same as Applicant
Address: _____
- Property Location 5 Bentzel Mill Road and Bentzel Mill Road
- Zoning District A (Open Space Residential / Agricultural) UPI # 36-000-KG-0012.CO-00000
36-000-KG-0012.HO-00800

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 01/10/2024

OFFICE USE ONLY BELOW THIS LINE

| | | | |
|---|----------------|-----------------|-------|
| Date Application Received | <u>1/17/24</u> | Property Posted | _____ |
| Date Application Fee Received | <u>1/17/24</u> | | |
| Certified to ZHB | _____ | Date | _____ |
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| Application Withdrawn | _____ | Date | _____ |
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| Continued Hearing Held | _____ | Date | _____ |
| Permit (GRANTED / REFUSED) | _____ | Date | _____ |
| Conditions for Approval | _____ | | |

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

Variances from Section 27-306 - setback requirements

6. Description of Proposed Work and Use:

guest house and barn

7. Existing Use of Land / Buildings:

vacant

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 <input checked="" type="checkbox"/> | Company Name |
| b | On-Site Well | c Other (Specify) |

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

| | | |
|---|---|---------------------|
| a | Public | c. Other |
| b | On-Site <input checked="" type="checkbox"/> | 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 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.

SETBACK VARIANCE REQUEST
FROM MANCHESTER TOWNSHIP ZONING ORDINANCE

I. THE APPLICANT AND PROPERTY

Sovereign National, LP (the “Applicant”) is the owner of property located at 5 Bentzel Mill Road, York, Pennsylvania 17404 and identified as 36-000-KG-0012.C0-00000, and containing approximately 24.404 acres (the “Barn Property”). The Barn Property was created pursuant to the subdivision plan attached hereto as **Exhibit “A”** and identified on the plan as Residual Lot 1. The Barn Property is located in the Open Space Residential/Agriculture (A) Zoning District.

In addition, Applicant is the owner of property located at Bentzel Mill Road, York, Pennsylvania 17404, identified as 36-000-KG-0012.H0-00000, and containing approximately 1.878 acres (the “Guest House Property”). The Guest House Property was created pursuant to the subdivision plan attached hereto as **Exhibit “A”** and identified on the plan as Lot 2. The Guest House Property is located in the Open Space Residential/Agriculture (A) Zoning District.

II. THE USE AND PROPOSED USE

The Barn Property was historically used as a barn and is currently vacant. The barn is approximately 3,138 square feet and was originally constructed in 1831. In conjunction with this application, Applicant has requested a special exception to use the structure on the Guest House Property as a guest house.

In addition to the barn and the guest house, there are two existing buildings that are constructed on the lot line that divides the Barn Property and the Guest House Property. The buildings were historically used as a corn building and an outbuilding.

At the time the subdivision plan was recorded, Applicant intended to remove the barn, the corn building and the outbuilding. Applicant now desires to preserve these historical buildings. In order to preserve the buildings, Applicant requires a setback variance for each building. The barn is located 25 feet from the property line. The corn building and the outbuilding are located 0 feet from the Property line. A site plan showing the setback encroachments is attached as **Exhibit “B”**.

III. ZONING ORDINANCE REQUIREMENT

Pursuant to Section 27-306 of the Zoning Ordinance, all buildings shall be setback 50 feet from the property line.

IV. APPLICATION FOR VARIANCE

Variance Criteria

The Board may grant a variance, provided that all of the following findings are made where relevant in a given case:

1) That there are unique physical circumstances or conditions and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the Zoning Ordinance in the neighborhood or District in which the property is located.

The hardship is created by the historical value of the buildings and the agricultural nature of the Barn Property. Applicant is unable to move the lot line due to restrictions in the Clean and Green program established by the Pennsylvania Department of Agriculture.

2) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

The requested variances will allow Applicant to preserve historical buildings on the Barn Property and Guest House Property.

3) That such unnecessary hardship has not been created by the appellant.

Applicant did not create the unnecessary hardship.

4) That the variance, if authorized, will not alter the essential character of the neighborhood or District in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

The barn, corn building, and outbuilding are surrounded by wooded areas and are not visible by neighboring properties. In addition, the Barn Property and Guest House Property are of common ownership, and therefore, the variances requested will not alter the neighborhood or impair the use of adjacent properties.

5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

The variance is the minimum variance that will afford relief. The buildings are already existing and cannot be relocated.

IV. LEGAL STANDARD

This variance request is dimensional in nature. When a variance application is for a dimensional variance, the above-referenced standards are relaxed. To justify the grant of a dimensional variance, courts may consider multiple factors, including (1) the economic detriment to the Applicant if the variance was denied, (2) the financial hardship created by any work necessary to bring the building into strict compliance with the zoning requirements, and (3) the characteristics of the surrounding neighborhood. *Hertzberg v. Zoning Board of Adjustment of City of Pittsburgh*, 721 A.2d 43, 50 (Pa. 1998). ***Here, if the variance is denied, the Applicant would be required to move the property line or remove the buildings which would cause an economic detriment and a financial hardship.***

CONCLUSION

The Applicant respectfully requests that Zoning Hearing Board for Manchester Township grant the requested variances to allow the barn, corn building, and outbuilding to remain within the setback required by the A Zoning District.

EXHIBITS

- Exhibit A: Subdivision Plan
- Exhibit B: Site Plan with encroachment details
- Exhibit C: Property Owners w/in 300 Feet

Exhibit “A”

SUBMISSION NOTES

- THE PURPOSE OF THIS FINAL SUBDIVISION PLAN IS TO DIVIDE THE SUBDIVISION OF A SINGLE 1.894 ACRES LOT 21 FROM PARCELS 1-20 LOCATED AT 3 BENTZEL MILL ROAD IN MANCHESTER TOWNSHIP, THE 10000000 LOT 21, IN ACCORDANCE WITH THE SUBDIVISION ACT.
- TAX MAP INFORMATION:
TAX MAP NO. 20-000-00000-0000
SEE RECORDING: 20-000-00000-0000
- EXISTING LOTS: TRACT 1 (2000 SQ. FT.) AGRICULTURAL (OPEN SPACE) IN MANCHESTER TOWNSHIP AND TRACT 2 (2000 SQ. FT.) RESIDENTIAL IN GENERAL ZONING.
- ADJACENT LAND TRACTS ARE ZONED:
NORTH: A AGRICULTURAL (OPEN SPACE)
SOUTH: A AGRICULTURAL (OPEN SPACE)
EAST: A AGRICULTURAL (OPEN SPACE)
WEST: A AGRICULTURAL (MANCHESTER) 10-11 LOW DENSITY RESIDENTIAL AND 4-11 MEDIUM DENSITY RESIDENTIAL.
- EXISTING LAND TRACT USE, OWNERS SHALL REMAIN UNCHANGED.
PROPOSED LAND TRACT USE:
TRACT 1, LOT 1: FUTURE RESIDENTIAL USE
TRACT 2, EXISTING SINGLE FAMILY DWELLING.
- EXISTING LOT 2 SERVED BY AN EXISTING ON-LOT WATER SUPPLY AND AN ON-LOT SEWAGE DISPOSAL SYSTEM. PROPOSED LOT 1 SHALL BE SERVED BY A FUTURE WATER SUPPLY PROVIDED BY TOWN WATER COMPANY AND A FUTURE CONNECTION TO SEWAGE DISPOSAL SYSTEM PROVIDED BY MANCHESTER TOWNSHIP.
PROPOSED LOT 2 SHALL BE SERVED BY AN EXISTING ON-LOT WATER SUPPLY AND AN EXISTING ON-LOT SEWAGE DISPOSAL SYSTEM.
- MINIMUM REQUIRED LOT AREA: 2000 SQ. FT. (A AGRICULTURAL IN MANCHESTER TOWNSHIP)
EXISTING LOT AREA: 174,100 SQ. FT. (20-000-00000-0000)
PROPOSED LOT 1 AREA: 174,100 SQ. FT. (20-000-00000-0000)
PROPOSED LOT 2 AREA: 2000 SQ. FT. (4-11) (20-000-00000-0000)
- MINIMUM REQUIRED LOT FRONTAGE: 100 FT. (A AGRICULTURAL IN MANCHESTER TOWNSHIP)
MINIMUM REQUIRED LOT WIDTH: 100 FT. (4-11) (RESIDENTIAL IN CHESTER TOWNSHIP)
EXISTING LOT WIDTH: 800 FT. (ALONG GREENBRIAR ROAD)
PROPOSED LOT 1 WIDTH: 400 FT. (ALONG GREENBRIAR ROAD)
PROPOSED LOT 2 WIDTH: 200 FT. (ALONG GREENBRIAR ROAD)
- MINIMUM REQUIRED SETBACKS:
FRONT: 30 FT. (A AGRICULTURAL IN MANCHESTER TOWNSHIP)
35 FT. FOR STREET FRONTS ON A RESIDENTIAL IN CHESTER TOWNSHIP
30 FT. FOR STREET FRONTS ON A RESIDENTIAL IN CHESTER TOWNSHIP
SIDE: 30 FT. (A AGRICULTURAL IN MANCHESTER TOWNSHIP)
30 FT. (4-11) (RESIDENTIAL IN CHESTER TOWNSHIP)
REAR: 30 FT. (A AGRICULTURAL IN MANCHESTER TOWNSHIP)
30 FT. (4-11) (RESIDENTIAL IN CHESTER TOWNSHIP)
- MAXIMUM ALLOWABLE BUILDING HEIGHT:
30 FT. (A AGRICULTURAL IN MANCHESTER TOWNSHIP)
30 FT. (4-11) (RESIDENTIAL IN CHESTER TOWNSHIP)
- MAXIMUM ALLOWABLE BUILDING COVERAGE: 30% (A AGRICULTURAL IN MANCHESTER TOWNSHIP)
(EXISTING BUILDING COVERAGE: 0.4% (2000 SQ. FT. / 475,000 SQ. FT.))
PROPOSED LOT 1 COVERAGE: 0.4% (2000 SQ. FT. / 475,000 SQ. FT.)
PROPOSED LOT 2 COVERAGE: 0.4% (2000 SQ. FT. / 475,000 SQ. FT.)
- MAXIMUM ALLOWABLE LOT COVERAGE: 40% (A AGRICULTURAL IN MANCHESTER TOWNSHIP)
EXISTING LOT COVERAGE: 0.4% (2000 SQ. FT. / 475,000 SQ. FT.)
PROPOSED LOT 1 COVERAGE: 0.4% (2000 SQ. FT. / 475,000 SQ. FT.)
PROPOSED LOT 2 COVERAGE: 0.4% (2000 SQ. FT. / 475,000 SQ. FT.)
- MINIMUM REQUIRED OPEN AREA: 800 SQ. FT. (4-11) (RESIDENTIAL IN CHESTER TOWNSHIP)
EXISTING OPEN AREA: 174,100 SQ. FT. (20-000-00000-0000)
PROPOSED LOT 1 OPEN AREA: 174,100 SQ. FT. (20-000-00000-0000)
PROPOSED LOT 2 OPEN AREA: 800 SQ. FT. (4-11) (20-000-00000-0000)
- PROJECT SITE IS LOCATED WITHIN A FLOOD PLAIN BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP FOR THE TOWNSHIP OF MANCHESTER AND THE TOWNSHIP OF CHESTER, PENNSYLVANIA. THE FLOOD PLAIN MAP, SCALE 1:50,000, WAS REVISION 4/2005, EFFECTIVE DATE: DECEMBER 10, 2004.
- THE PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS BASED ON AN ACTUAL FIELD SURVEY BY MERIS SURVEYORS, INC., COMPLETED IN JANUARY 2005.
- THE PROPERTY WAS SURVEYED AND THIS PLAN HAS PREPARED USING DEEDS AND PLATS OF RECORD HELD AT THE OFFICE OF THE RECORDER. THIS SURVEY IS IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE ACT. THE PROPERTY IS NOT AFFECTED BY RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. WHICH MAY BE DISCOVERED BY A COMPLETE "FIELD SEARCH".
- SEE BENCH MARK: 1000 FT. BENCH MARK (CHESTER) # 30 (ELEV. 302.06 METERS) ELEVATIONS ARE BASED UPON THE NORTH AMERICAN DATUM 1983 (NAD 83) AND ESTABLISHED BY USING GPS TECHNOLOGY.
- CLAY RIGHT TRAILER REQUIREMENTS:
100 FT. ALONG CENTERLINE OF ARTERIAL STREET
75 FT. ALONG CENTERLINE OF LOCAL STREET
NO BUILDING OR STRUCTURE IS PERMITTED WITHIN CLAY RIGHT TRAILER. HOWEVER, OBSTRUCTIONS AND PLANTINGS WITHIN TRAILER SHALL BE PERMITTED.
- THE WETLANDS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM THE NATIONAL WETLANDS INVENTORY MAP. THIS DESIGN CONCEPT, INC. HAS NOT PERFORMED A FULL WETLAND DELINEATION.
- PERMANENT WETLANDS AND WATERSHEDS (SWP, PHD) TO BE SET AT ALL PROPERTY CORNERS IN ACCORDANCE WITH SECTION 27-27 OF THE CHARTER.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 406 OF THE ACT OF APRIL 1, 1962 (P.L. 1262) AND 55 PA.S. 1001 AS THE STATE HIGHWAY LAW. NO ADJUSTMENTS THEREOF, BEFORE ANY IMPROVEMENTS ARE INSTALLED WITHIN A STATE HIGHWAY, OR A STREET, ACCESS DRIVE, OR DRIVEWAY INTERSECTION TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL BE APPROVED BY A HIGHWAY OCCUPANCY PERMIT AND THE BOARD OF SUPERVISORS APPROVING OF THIS PLAN DOES NOT IMPLY THAT A PERMIT CAN BE ACQUIRED.
- NO RECONSTRUCTING BUILDING OR STRUCTURE IS PERMITTED BY REASON OF WEATHERING, FIRE, FLOOD, EXPLOSION OR OTHER ACT OF GOD OR PUBLIC EMERGENCY TO AN EXTENT OF MORE THAN TEN PERCENT OF THE VALUE OF THE PROPERTY SHALL NOT BE REBUILT, REPAIRED, OR REFINISHED EXCEPT IN CONFORMANCE OF THE PROVISIONS OF THE MANCHESTER TOWNSHIP ZONING ORDINANCE (CHAPTER 27).
- THE STREET ADDRESS NUMBER SHALL BE MOUNTED TO THE BUILDING WITH A MINIMUM OF 3 INCH X 2 INCH MARKERS THAT ARE VISIBLE FROM THE STREET.
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS FOR WASTEWATER TREATMENT AND SEWERAGE AND ARE NOT GUARANTEED TO BE COMPLETE. OR ACCURATE BY SITE DESIGN CONSULTING, INC. CONTRACTORS SHOULD CONTACT THE PA ONE CALL SYSTEM (1-800-243-1234) PRIOR TO ANY EXCAVATION AS REQUIRED BY PA ACT 10-118805. PA ONE CALL HAS BEEN NOTIFIED: MARISA S. ZELT - 800A, NUMBER 20216445.
- EXISTING BUILDINGS SHOWN TO BE REMOVED ON THIS PLAN MUST BE REMOVED WITHIN LOT 2 WAY BE TRANSFERRED TO NEW OWNER.
- THE OWNER, HEIR, ASSIGNS OR SUCCESSORS IN THE TITLE AGREE THAT THEY SHALL INSTALL AT THE OFFICE OF THE RECORDER CONCRETE FOUNDATION, CONCRETE SIDEWALK OR OTHER CONCRETE CURBING AND CURBULES, SIDEWALKS AND ANY NECESSARY ROAD WORKING TO ACCOMMODATE THE CURBING TO TOWNSHIP AND/OR STATE SPECIFICATIONS WITHIN 90 (90) DAYS FROM THE DATE OF CERTIFIED ACCEPTANCE FROM THE TOWNSHIP.
- MANCHESTER TOWNSHIP RIGHTS-OF-WAY FOR BENTZEL MILL ROAD AND BENTZEL ROAD ARE TO BE LOCATED.
- LAND OWNERS:
TOWNSHIP NATIONAL, LP
14 BENTZEL MILL ROAD
YORK, PA 17403
PROPERTY ADDRESS:
3 BENTZEL MILL ROAD
YORK, PA 17403

SURVEYOR

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE EXTENT REQUIRED BY THE MANCHESTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. CERTIFIED BY AND FOR:

Alan A. Anderson, P.E.
ALAN ANDERSON, P.E.
REGISTRATION NO. 12,570-001
STATE OF PA. REG. PROFESSIONAL ENGINEER

June 1, 2011



FINAL SUBDIV

FOR

SOVEREIGN NA

**5 BENTZEL M
MANCHESTER TOWNSHIP, YOR**

PREPARED
SOVEREIGN NAT
10 BENTZEL M
YORK, PA 1

| UNIFORM PARCEL ID | |
|-------------------|----------------------|
| PARCEL / LOT NO. | STREET ADDRESS |
| LOT 2 | 3 BENTZEL MILL ROAD |
| RESIDUAL LOT 1 | 10 BENTZEL MILL ROAD |

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR YORK COUNTY, PENNSYLVANIA, IN LAND RECORD BOOK _____, PAGE _____, ON THE _____ DAY OF _____, 2011.

WAIVER/MODIFICATION REQUESTS

AT A MEETING HELD ON _____, 2011, THE MANCHESTER TOWNSHIP BOARD OF SUPERVISORS APPROVED THE FOLLOWING WAIVER FROM THE MANCHESTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:
A. SECTION 27-404.1(C), WHICH REQUIRES THE LOCATION AND MATERIAL OF ALL PROPERTY LINE MARKERS.
WAIVER IS REQUESTED REGARDING PROPERTY CORNERS THAT SHALL BE ON ALONG THE LITTLE DOWNHILL DRIVE. SETTING OF THESE CORNERS WOULD NOT BE FEASIBLE AND FOR THE TOWNSHIP WOULD MOST LIKELY BECOME DISTURBED DURING FUTURE SEWAGE FLOODING EVENTS.

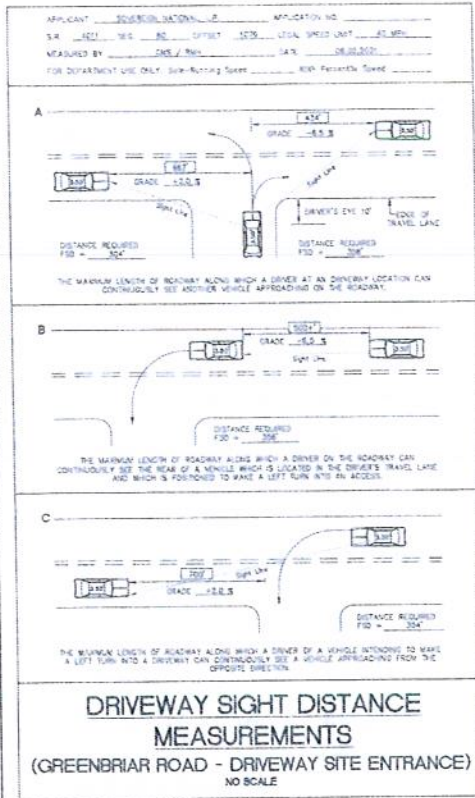
YORK COUNTY PLANNING COMMISSION

THE YORK COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1988, AS AMENDED, REVIEWED THIS PLAN ON _____, 2011, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN YORK, PA. FILE NO. 21-2994. THE CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE YORK COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLETS WITH THE VARIOUS DISTRICTS, PLANS, REGULATIONS OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH OF THE FEDERAL GOVERNMENT.

Julia A. Dell
JULIA A. DELL
CHAIRMAN, YORK COUNTY PLANNING COMMISSION

5/24/21

| FINAL SUBDIVISION PL | |
|---------------------------|---------------|
| (* SHEETS TO BE RECORDED) | |
| DRAWING SHEET NO. | DRAWING TITLE |
| FSD-1 * | TITLE |
| FSD-2 * | EXISTING |
| FSD-3 * | MAST |
| FSD-4 * | FINAL |



PLAN LEGEND

| | |
|-----|--|
| --- | EXISTING CURB/PAV LINE |
| --- | EXISTING OVERHEAD ELECTRIC, TELEPHONE AND CABLE LINES |
| --- | EXISTING FENCE LINE |
| --- | EXISTING DRIVEWAY DRIVEWAYWAY OR WATER SURFACE BOUNDARY LINE |
| --- | EXISTING PROPERTY LINE |
| --- | PROPOSED PROPERTY LINE |
| --- | ADJACENT PROPERTY LINE |
| --- | EXISTING RIGHT-OF-WAY LINE |
| --- | EXISTING EASEMENT LINE |
| --- | EXISTING DRIVEWAY |
| --- | BUILDING SETBACK LINE |
| --- | EXISTING DRIVEWAY |
| --- | TOWN DESIGNATED FLOODPLAIN BOUNDARY LINE |
| --- | SOC CALCULATED FLOODPLAIN BOUNDARY LINE |
| --- | ZONING DISTRICT BOUNDARY LINE |
| --- | SOIL BOUNDARY LINE |
| --- | EXISTING SOIL |
| --- | EXISTING PROPERTY CORNER (AS STATED) |
| --- | PROPOSED PROPERTY CORNER (AS STATED) |
| --- | PROPERTY CORNER |
| --- | PROPERTY CORNER - CONCRETE MONUMENT |
| --- | EXISTING UTILITY POLE |
| --- | UTILITY/POLE BENCH MARK |
| --- | EXISTING DECIDUOUS TREE |
| --- | EXISTING CONIFER |
| --- | PARTIAL SHADE |
| --- | CONCRETE AREA |
| --- | SOIL STRIATED AREA |
| --- | CONCRETE |
| --- | DIAMETER |
| --- | ELEVATION |
| --- | EXISTING |
| --- | FILED OR TYPED |
| --- | NEW OR TYPED |
| --- | PROPOSED |
| --- | STATE PLAN COORDINATE SYSTEM |
| --- | TRICAL |
| --- | UNIFORM HAZARD IDENTIFICATION |

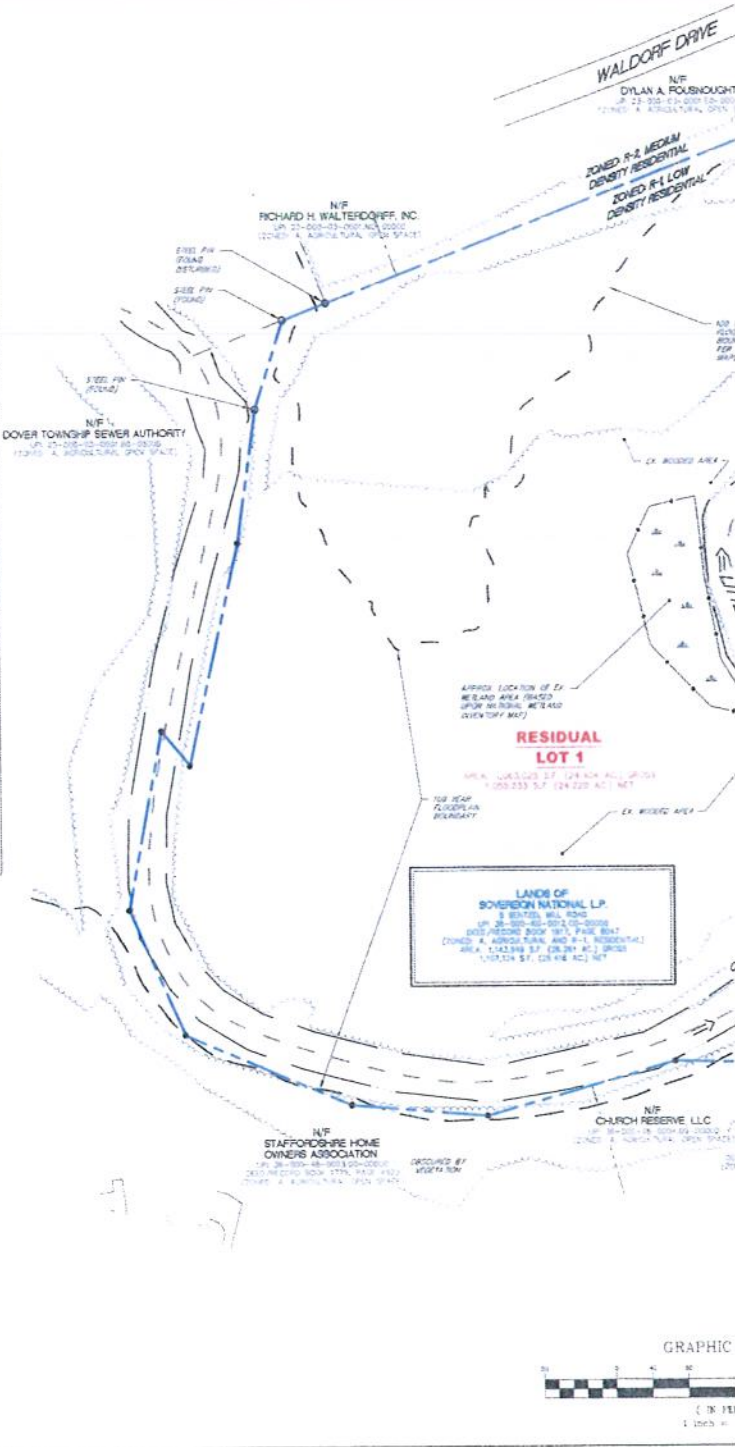
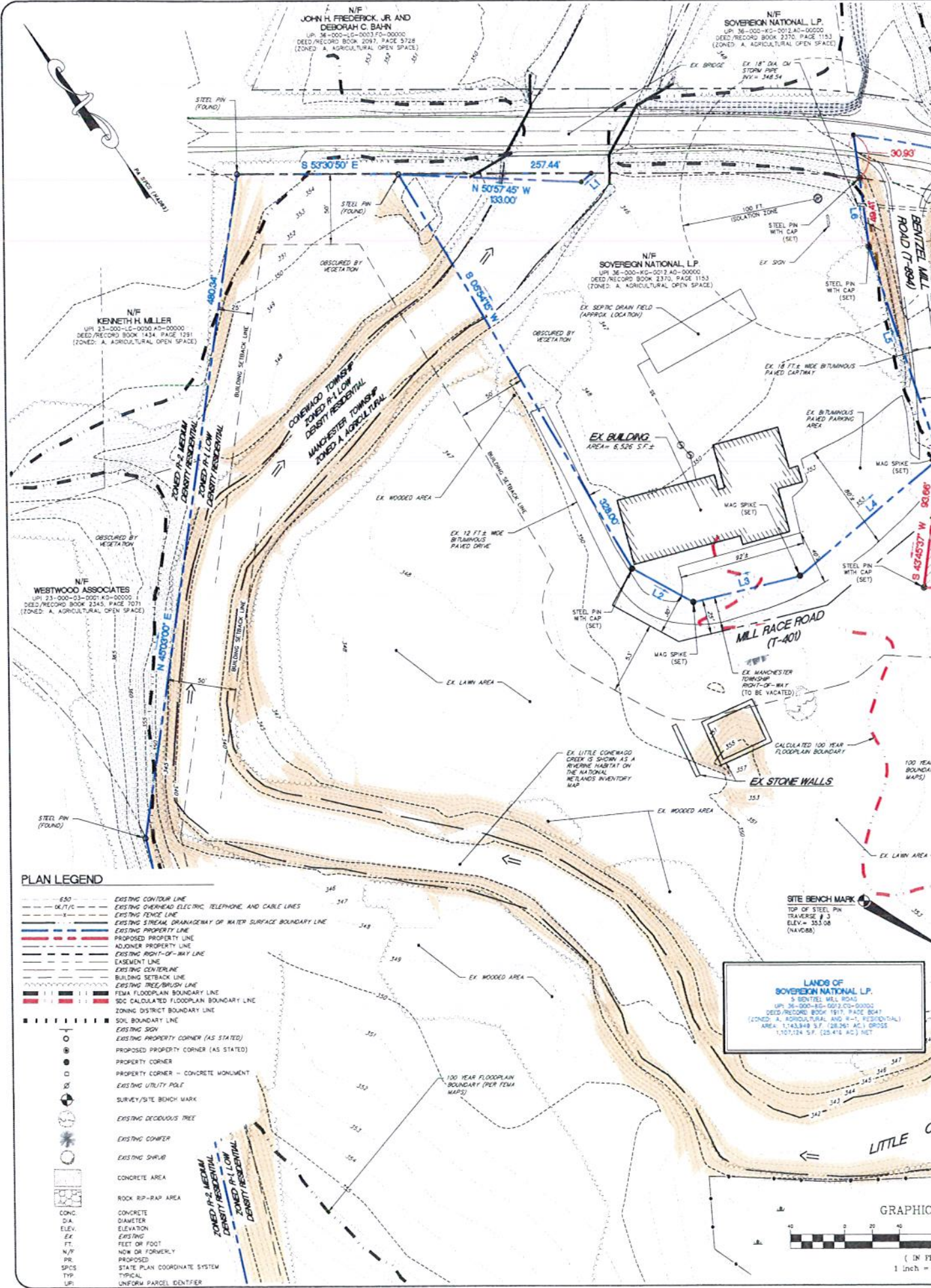


Exhibit “B”



PLAN LEGEND

- ESD --- EXISTING CONTOUR LINE
- O/E/T/C --- EXISTING OVERHEAD ELECTRIC, TELEPHONE, AND CABLE LINES
- X --- EXISTING FENCE LINE
- (Blue line) --- EXISTING STREAM, DRAINAGEWAY OF WATER SURFACE BOUNDARY LINE
- (Red line) --- EXISTING PROPERTY LINE
- (Dashed red line) --- PROPOSED PROPERTY LINE
- (Dotted red line) --- ADJOINER PROPERTY LINE
- (Dashed black line) --- EXISTING RIGHT-OF-WAY LINE
- (Dotted black line) --- EASEMENT LINE
- (Dashed black line) --- EXISTING CENTERLINE
- (Dashed black line) --- BUILDING SETBACK LINE
- (Dotted black line) --- EXISTING TREE/BUSH LINE
- (Dotted black line) --- FEMA FLOODPLAIN BOUNDARY LINE
- (Dotted black line) --- SDC CALCULATED FLOODPLAIN BOUNDARY LINE
- (Dotted black line) --- ZONING DISTRICT BOUNDARY LINE
- (Dotted black line) --- SOIL BOUNDARY LINE
- (Circle with dot) --- EXISTING SIGN
- (Circle with dot) --- EXISTING PROPERTY CORNER (AS STATED)
- (Circle with dot) --- PROPOSED PROPERTY CORNER (AS STATED)
- (Circle) --- PROPERTY CORNER
- (Circle with dot) --- PROPERTY CORNER - CONCRETE MONUMENT
- (Circle with dot) --- EXISTING UTILITY POLE
- (Circle with dot) --- SURVEY/SITE BENCH MARK
- (Circle with dot) --- EXISTING DECIDUOUS TREE
- (Circle with dot) --- EXISTING CONIFER
- (Circle with dot) --- EXISTING SHRUB
- (Square) --- CONCRETE AREA
- (Square) --- ROCK RIP-RAP AREA
- (Circle) --- CONC. DIA.
- (Circle) --- ELEV.
- (Circle) --- EX. EXISTING
- (Circle) --- FT. FEET OR FOOT
- (Circle) --- N/F. NOW OR FORMERLY
- (Circle) --- PR. PROPOSED
- (Circle) --- SPCS. STATE PLAN COORDINATE SYSTEM
- (Circle) --- TYP. TYPICAL
- (Circle) --- UPI. UNIFORM PARCEL IDENTIFIER

LANDS OF SOVEREIGN NATIONAL L.P.
 3 BENTLEY MILL ROAD
 UPI: 36-000-EG-0012.CS-00000
 DEED/RECORD BOOK: 1819, PAGE 8047
 (ZONED: A, AGRICULTURAL AND R-1, RESIDENTIAL)
 AREA: 174,838 S.F. (3.96 AC.) GROSS
 170,724 S.F. (3.91 AC.) NET

SITE BENCH MARK
 TOP OF STEEL PIN
 TRAVERSE # 3
 ELEV. = 353.08
 (NAVD88)



Exhibit “C”

| Adjoiner to Parcel 12C | | |
|------------------------|--|---|
| Parcel | Owner | Location |
| 36-KG-12A | Sovereign National LP | 10 Bentzel Mill Rd York, PA 17404 |
| 36-KG-12H | Sovereign National LP | 10 Bentzel Mill Rd York, PA 17404 |
| 36-KG-3F | John H. Frederick & Deborah C. Bahn | 50 Walden Ct. York, PA 17404 |
| 36-KG-12G | Jay M. Desai & Darshaua J. Desai | 60 Walden Ct. York, PA 17404 |
| 36-KG-12F | Jeffrey L. Mills & William M. Trail | 70 Walden Ct. York, PA 17404 |
| 36-KG-12E | Jeremy Koller | 80 Walden Ct. York, PA 17404 |
| 36-48-1 | Justin Sharpe & Charise M. Sharpe | 1796 Candle Ln. York, PA 17404 |
| 36-48-2 | Daniel Wisotzkey & Jennifer Wisotzkey | 1788 Candle Ln. York, PA 17404 |
| 36-48-3 | Timothy J. Mikotowicz & Kara Wright | 1780 Candle Ln. York, PA 17404 |
| 36-48-4 | Church Reserve, LLC | 227 Granite Run Rd. Lancaster, PA 17601 Suite 100 |
| 36-48-5 | Church Reserve, LLC | 227 Granite Run Rd. Lancaster, PA 17601 Suite 100 |
| 36-48-6 | Faisal Shahzad & Mohammed Irfan | 1742 Candle Ln. York, PA 17404 |
| 36-48-7 | Jeffrey Oberdorf & Tracey Oberdorf | 1738 Candle Ln. York, PA 17408 |
| 36-48-8 | Jason L. Jones & Kimberly A Jones | 1734 Candle Ln. York, PA 17404 |
| 36-48-13 | Michael R. Mummert & Stacey L. Mummert | 1739 Candle Ln. York, PA 17404 |
| 36-48-14 | Panagiotis Harmantis & Konstantina Harmantis | 1755 Candle Ln. York, PA 17404 |
| 36-48-15 | Edgar C. Ponce | 1759 Candle Ln. York, PA 17404 |
| 36-48-16 | Jason L. Munsky & Daphnee Munsky | 1763 Candle Ln. York, PA 17404 |
| 36-48-17 | Ronald D. Barbour & Renell Barbour | 1769 Candle Ln. York, PA 17404 |
| 36-48-18 | Joel O'Brien & Melinda L. O'Brien | 1775 Candle Ln. York, PA 17404 |
| 36-48-19 | Earl Dickinson & Judy Dickinson | 1783 Candle Ln. York, PA 17404 |
| 36-48-20 | Brian M. Myers Jr. & Kayla A. Myers | 1789 Candle Ln. York, PA 17404 |
| 36-48-21 | Rodney E. Lattisaw & Kim A. Lattisaw | 1797 Candle Ln. York, PA 17404 |
| 36-48-23 | Staffordshire Homeowners Association | 1783 Candle Ln. York, PA 17404 |
| 23-KG-15 | Joseph P. Brillhart & Sandra E. Brillhart | 566 Owen Rd York, PA 17403 |
| 23-3-1B | Dover Township Sewer Authority | 2480 W. Canal Rd Dover, PA 17315 |
| 23-3-116 | Melanie M. Myers & Larry C. Hoffman | 1324 Shore Ln. Wrightsville, PA 17368 |
| 23-3-115 | Starview Sales, Inc | 4775 N. Sherman St. Mt Wolf, PA 17347 |
| 23-3-114 | Starview Sales, Inc | 4775 N. Sherman St. Mt Wolf, PA 17347 |
| 23-3-113 | Starview Sales, Inc | 4775 N. Sherman St. Mt Wolf, PA 17347 |
| 23-3-112 | Keith E. Baker & Barbara A. Baker | 237 Westwood Dr. York, PA 17404 |
| 23-3-111 | Keith E. Baker & Barbara A. Baker | 237 Westwood Dr. York, PA 17404 |
| 23-3-110 | Shelly Moynihan | 239 Westwood Dr. York, PA 17404 |
| 23-3-1K | Westwood Associates | 4775 N. Sherman St. Mt Wolf, PA 17347 |
| 23-LG-50A | Keneth H. Miller | 1860 Greenbriar Rd. York, PA 17404 |
| 23-LG-50H | Jerry L. Waston & Donna K. Watson | 1885 Greenbriar Rd. York, PA 17404 |
| 23-LG-50G | Jerry L. Waston & Donna K. Watson | 1885 Greenbriar Rd. York, PA 17404 |
| 23-LG-50 | Jerry L. Waston & Donna K. Watson | 1885 Greenbriar Rd. York, PA 17404 |
| 23-3-1E | (Mobile Home Park) Westwood Associates | 4775 N. Sherman St Mt. Wolf 17347 |

| | | |
|--------------------|----------------------------------|-----------------|
| 23000030001E000000 | Westwood Associates | Waldorf Dr |
| 23000030001E0M0200 | Morgan David E. Jr & Bobbie Jo | 200 Waldorf Dr. |
| 23000030001E0M0201 | Taratula Michael P. | 201 Waldorf Dr. |
| 23000030001E0M0202 | Gonzalez Guadalupe Pozar | 202 Waldorf Dr. |
| 23000030001E0M0203 | Miller Lisa K. | 203 Waldorf Dr. |
| 23000030001E0M0204 | Valeria E. Rivera | 204 Waldorf Dr. |
| 23000030001E0M0205 | Bradley A. Markle | 205 Waldorf Dr. |
| 23000030001E0M0206 | Brittany N. Mundis | 206 Waldorf Dr. |
| 23000030001E0M0207 | Mark V. Reed | 207 Waldorf Dr. |
| 23000030001E0M0208 | Elsie Lamb | 208 Waldorf Dr. |
| 23000030001E0M0209 | Ronald Waltersdorff N. | 209 Waldorf Dr. |
| 23000030001E0M0210 | Samuels Robert E. | 210 Waldorf Dr. |
| 23000030001E0M0211 | Marc A & Wendy L. Flinchbaugh | 211 Waldorf Dr. |
| 23000030001E0M0212 | Victoria J. Reyes-Boyer | 212 Waldorf Dr. |
| 23000030001E0M0213 | Angel L. Mercado | 213 Waldorf Dr. |
| 23000030001E0M0214 | Brandi K. Love | 214 Waldorf Dr. |
| 23000030001E0M0215 | Jennifer L. Kemper | 215 Waldorf Dr. |
| 23000030001E0M0216 | Charles H. Huffman Jr. | 216 Waldorf Dr. |
| 23000030001E0M0217 | Amber L. Orwig | 217 Waldorf Dr. |
| 23000030001E0M0218 | Cicile Meso Pinkerton | 218 Waldorf Dr. |
| 23000030001E0M0219 | Tim Miller | 219 Waldorf Dr. |
| 23000030001E0M0220 | Tessa M. Slanker | 220 Waldorf Dr. |
| 23000030001E0M0221 | Jack Drenning | 221 Waldorf Dr. |
| 23000030001E0M0222 | Yolanda Pozar Gonzales | 222 Waldorf Dr. |
| 23000030001E0M0223 | Troy Stamer | 223 Waldorf Dr. |
| 23000030001E0M0224 | Juan D. Rivira Marte | 224 Waldorf Dr. |
| 23000030001E0M0225 | Michael & Sharon Kelly | 225 Waldorf Dr. |
| 23000030001E0M0227 | Rolando Gonzalez | 227 Waldorf Dr. |
| 23000030001E0M0229 | Sharon E & Dana Lowery | 229 Waldorf Dr. |
| 23000030001E0M0231 | Cathy L. Robert E. Fink | 231 Waldorf Dr. |
| 23000030001E0M0233 | Lleidy & Samuel Rivera | 233 Waldorf Dr. |
| 23000030001E0M0234 | Patrick Wagaman | 234 Waldorf Dr. |
| 23000030001E0M0235 | Marian I. & Stanley Primeau | 235 Waldorf Dr. |
| 23000030001E0M0236 | Alvaro L. Elias-Hernandez | 236 Waldorf Dr. |
| 23000030001E0M0237 | Jesse A. Copenheaver | 237 Waldorf Dr. |
| 23000030001E0M0238 | Barbara E. Myers | 238 Waldorf Dr. |
| 23000030001E0M0239 | Luis M. Chevere-Rivera | 239 Waldorf Dr. |
| 23000030001E0M0240 | Kristen L. Klinefelter | 240 Waldorf Dr. |
| 23000030001E0M0241 | Tessa J. Shumaker | 241 Waldorf Dr. |
| 23000030001E0M0242 | Bobbie R. Mellott | 242 Waldorf Dr. |
| 23000030001E0M0243 | Barbara Lehman | 243 Waldorf Dr. |
| 23000030001E0M0244 | Holly Gingerich | 244 Waldorf Dr. |
| 23000030001E0M0245 | Harry E. Poet | 245 Waldorf Dr. |
| 23000030001E0M0246 | Barbara & David Malone | 246 Waldorf Dr. |
| 23000030001E0M0247 | Frey Walter and Paules Joshua L. | 247 Waldorf Dr. |
| 23000030001E0M0248 | Amanda Funke and Garrett Sharp | 248 Waldorf Dr. |
| 23000030001E0M0249 | Joshua B. McCants | 249 Waldorf Dr. |
| 23000030001E0M0250 | Diane M. Koppenhaver | 250 Waldorf Dr. |
| 23000030001E0M0251 | Wendy S. Wertz | 251 Waldorf Dr. |
| 23000030001E0M0252 | Betty Carter | 252 Waldorf Dr. |
| 23000030001E0M0253 | Linda S. & Bryan John | 253 Waldorf Dr. |
| 23000030001E0M0254 | Karen A. Marshall | 254 Waldorf Dr. |
| 23000030001E0M0256 | Onasis A. Rodriguez | 256 Waldorf Dr. |
| 23000030001E0M0258 | Jesse C. Schnetzka | 258 Waldorf Dr. |
| 23000030001E0M0260 | Roy D. Wink | 260 Waldorf Dr. |
| 23000030001E0M0301 | Barbara Jene Robinson | 301 Waldorf Dr. |
| 23000030001E0M0303 | Nickolas A. Holden | 303 Waldorf Dr. |
| 23000030001E0M0305 | Anna E. Hartman | 305 Waldorf Dr. |
| 23000030001E0M0306 | Christine Wanda Emig | 306 Waldorf Dr. |
| 23000030001E0M0307 | Brooklyn R. Sponsler | 307 Waldorf Dr. |
| 23000030001E0M0308 | Jerry L. Hull | 308 Waldorf Dr. |
| 23000030001E0M0309 | Steven E. Hall | 309 Waldorf Dr. |
| 23000030001E0M0310 | Kathy A. McCandless | 310 Waldorf Dr. |
| 23000030001E0M0311 | Jennifer L. Ridgley | 311 Waldorf Dr. |
| 23000030001E0M0312 | Haleigh S. Done | 312 Waldorf Dr. |
| 23000030001E0M0313 | Mildred A. Burkins | 313 Waldorf Dr. |
| 23000030001E0M0314 | Dylan M. Steepe | 314 Waldorf Dr. |
| 23000030001E0M0315 | Jodie L. Farrar | 315 Waldorf Dr. |
| 23000030001E0M0316 | Barry L. Knaub | 316 Waldorf Dr. |
| 23000030001E0M0317 | Ana M. La Court Baez | 317 Waldorf Dr. |
| 23000030001E0M0318 | Jose A. Rodriguez-Nieves | 318 Waldorf Dr. |
| 23000030001E0M0319 | Kelly L. Pritz | 319 Waldorf Dr. |
| 23000030001E0M0320 | Bret W. Mix | 320 Waldorf Dr. |
| 23000030001E0M0321 | Elaine & Robert Hockenberry | 321 Waldorf Dr. |
| 23000030001E0M0322 | Joel Padua Diaz | 322 Waldorf Dr. |

| | | |
|--------------------|--------------------------------|-----------------|
| 23000030001E0M0323 | Timothy L. Keeney Jr. | 323 Waldorf Dr. |
| 23000030001E0M0324 | Adaluz Rodriguez Maldonado | 324 Waldorf Dr. |
| 23000030001E0M0325 | John W. Harmon | 325 Waldorf Dr. |
| 23000030001E0M0326 | Michael Martinez Quiros | 326 Waldorf Dr. |
| 23000030001E0M0327 | Kimberly A. & Frank W. Knudsen | 327 Waldorf Dr. |
| 23000030001E0M0328 | Monique L. Kraft | 328 Waldorf Dr. |
| 23000030001E0M0329 | Laura M. Wickline | 329 Waldorf Dr. |
| 23000030001E0M0330 | Derek A. Wise | 330 Waldorf Dr. |
| 23000030001E0M0331 | Roger B. Bates | 331 Waldorf Dr. |
| 23000030001E0M0332 | Kevin Royce Brown | 332 Waldorf Dr. |
| 23000030001E0M0333 | Lisa A. Reimold | 333 Waldorf Dr. |
| 23000030001E0M0334 | Lori D. Willders | 334 Waldorf Dr. |
| 23000030001E0M0335 | Franklin Pope | 335 Waldorf Dr. |
| 23000030001E0M0336 | Gina M. Fuller | 336 Waldorf Dr. |
| 23000030001E0M0337 | Pamela C. Sanchez | 337 Waldorf Dr. |
| 23000030001E0M0339 | Cristina M. Crespo Roman | 339 Waldorf Dr. |
| 23000030001E0M0340 | Danielle L. & Jose A Sanchez | 340 Waldorf Dr. |
| 23000030001E0M0341 | Barbara Cook & Benjamin Eyler | 341 Waldorf Dr. |
| 23000030001E0M0342 | Bonnie & Scott Miller | 342 Waldorf Dr. |
| 23000030001E0M0343 | Keith C. & Sterling J. Beatty | 343 Waldorf Dr. |
| 23000030001E0M0344 | Samantha Eden Winters | 344 Waldorf Dr. |
| 23000030001E0M0345 | Michael Miller | 345 Waldorf Dr. |
| 23000030001E0M0346 | Fausto Perez Gonzalez | 346 Waldorf Dr. |
| 23000030001E0M0347 | Henry R. Corniel-Martinez | 347 Waldorf Dr. |
| 23000030001E0M0348 | Jennifer L. Stough | 348 Waldorf Dr. |
| 23000030001E0M0349 | Luis M. Matos Vargas | 349 Waldorf Dr. |
| 23000030001E0M0350 | Laura L. Volpe | 350 Waldorf Dr. |
| 23000030001E0M0351 | Michael Hengst | 351 Waldorf Dr. |
| 23000030001E0M0352 | Janet Santiago Garcia | 352 Waldorf Dr. |
| 23000030001E0M0353 | Henrietta & Thomas A. Hannon | 353 Waldorf Dr. |
| 23000030001E0M0354 | Zane R. Chase R. Kibler | 354 Waldorf Dr. |
| 23000030001E0M0355 | Dylan A. Fousnought | 355 Waldorf Dr. |
| 23000030001E0M0356 | Vicki Hedrick | 356 Waldorf Dr. |
| 23000030001E0M0357 | Teresa J. Kucharski | 357 Waldorf Dr. |
| 23000030001E0M0358 | Kaylamarie L. Huggins | 358 Waldorf Dr. |
| 23000030001E0M0359 | Mary J. & Philip E. Abreght | 359 Waldorf Dr. |
| 23000030001E0M0360 | Mark P. Renoll | 360 Waldorf Dr. |
| 23000030001E0M0361 | Bonnie & David Fuhrman | 361 Waldorf Dr. |
| 23000030001E0M0363 | Guillermo Agullon Loredó | 363 Waldorf Dr. |
| 23000030001E0M0364 | Scott W. Weaver | 364 Waldorf Dr. |
| 23000030001E0M0365 | Debra & Larry Warner | 365 Waldorf Dr. |
| 23000030001E0M0366 | Adam Sipe | 366 Waldorf Dr. |
| 23000030001E0M0367 | Miguel G. Mendoz | 367 Waldorf Dr. |
| 23000030001E0M0368 | Ortega & Lydia Vega | 368 Waldorf Dr. |
| 23000030001E0M0369 | Darlene & Donald Dacheux | 369 Waldorf Dr. |
| 23000030001E0M0370 | Craig E. Wolfrom | 370 Waldorf Dr. |
| 23000030001E0M0371 | Amber J. & Jeremy Myers | 371 Waldorf Dr. |
| 23000030001E0M0372 | Mildred E. Walter D. King | 372 Waldorf Dr. |
| 23000030001E0M0400 | Ronald E. Leech III | 400 Waldorf Dr. |
| 23000030001E0M0401 | Coty J. Stewart | 401 Waldorf Dr. |
| 23000030001E0M0402 | Samantha Kehm | 402 Waldorf Dr. |
| 23000030001E0M0403 | Joseph A. Shull | 403 Waldorf Dr. |
| 23000030001E0M0404 | Christine & Charles Fuller | 404 Waldorf Dr. |
| 23000030001E0M0405 | Melissa M. Smith | 405 Waldorf Dr. |
| 23000030001E0M0406 | Katherine & William Kitner | 406 Waldorf Dr. |
| 23000030001E0M0407 | Francheska Silva | 407 Waldorf Dr. |
| 23000030001E0M0408 | Joyce A. Holtzinger | 408 Waldorf Dr. |
| 23000030001E0M0409 | Maria A. Baez Gonzalez | 409 Waldorf Dr. |
| 23000030001E0M0410 | Allen R. Staub | 410 Waldorf Dr. |
| 23000030001E0M0411 | Ralph E. Beck Sr. | 411 Waldorf Dr. |
| 23000030001E0M0413 | Stachia L. Crall | 413 Waldorf Dr. |
| 23000030001E0M0415 | Michelle R. Sipe | 415 Waldorf Dr. |
| 23000030001E0M0417 | Joyce A. Wasko | 417 Waldorf Dr. |
| 23000030001E0M0419 | Caleb L. Groff | 419 Waldorf Dr. |
| 23000030001E0M0421 | Maricela Hernandez-Gutierrez | 421 Waldorf Dr. |
| 23000030001E0M0423 | Carlos D. Padilla | 423 Waldorf Dr. |
| 23000030001E0M0425 | Brandi Jenings | 425 Waldorf Dr. |
| 23000030001E0M0427 | Bernard P. Martel | 427 Waldorf Dr. |

Adjoiner to Parcel 12H

| Parcel | Owner | Location |
|---------------|-------------------------------------|-----------------------------------|
| 36-KG-12A | Sovereign National LP | 10 Bentzel Mill Rd York, PA 17404 |
| 36-LG-3F | John H. Frederick & Deborah C. Bahn | 50 Walden Ct. York, PA 17404 |
| 36-KG-12G | Jay M. Desai & Darshana J. Desai | 60 Walden Ct. York, PA 17404 |
| 36-KG-12F | Jeffrey L. Mils & William M. Trail | 70 Walden Ct. York, PA 17404 |
| 36-KG-12E | Jeremy Koller | 80 Walden Ct. York, PA 17404 |
| 36-48-1 | Justin Sharpe & Charise M. Sharpe | 1796 Candle Ln. York, PA 17404 |
| 36-KG-12C | Sovereign National LP | 10 Bentzel Mill Rd York, PA 17404 |

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

RECEIVED

JAN 17 2024

FOR OFFICE USE ONLY

Application # ZHB 2024-05
Date of Hearing February 7, 2024
Time of Hearing _____

CONTINUED HEARING

Date of Hearing _____
Time of Hearing _____

Initial: _____

APPLICATION FOR ZONING HEARING

1. Applicant's Name Sovereign National LP
Address: 320 N. George Street, York PA 17401
Phone Number (717) 779-0804

2. Property Owner's Name: Sovereign National L.P.
Address: 320 N. George Street, York PA 17401

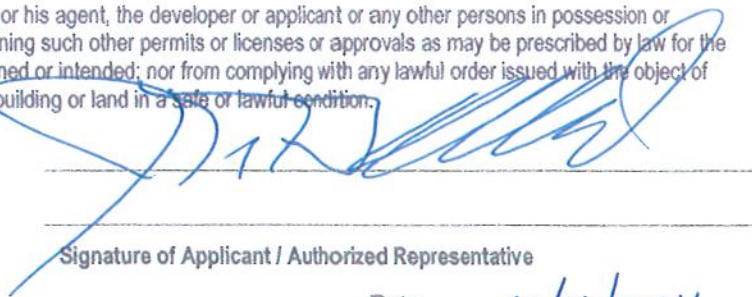
3. Property Location Bentzel Mill Road

4. Zoning District A (Open Space Residential/Agricultural) UPI # 36-000-KG-0012.H0-00000

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 01/10/2024

OFFICE USE ONLY BELOW THIS LINE

| | | | |
|---|----------------|-----------------|-------|
| Date Application Received | <u>1/17/24</u> | Property Posted | _____ |
| Date Application Fee Received | <u>1/17/24</u> | | |
| Certified to ZHB | | Date | _____ |
| Newspaper Advertisement of Hearing | | Date | _____ |
| Notice Mailed to Twp. Supervisors & ZHB | | Date | _____ |
| 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 | _____ | | |

5. Nature of SPECIAL EXCEPTION / VARIANCE / INTERPRETATION requested and SECTION NUMBER: Special Exception pursuant to Section 27-1112

6. Description of Proposed Work and Use: Guest House

7. Existing Use of Land / Buildings: Vacant

8. Number of Proposed Buildings / Structures: See attached. And:

- a Height of Building / Structures 2 Feet Stories
- b Type of Construction _____
- c Number of Families / Dwelling Units _____
- d Habitable Floor Area for Each Dwelling Unit 1,513
- e If Mobile Home, Title Holder's Name / Address _____

9. Off Street Parking Spaces:
a Required _____ b. Proposed 8 spaces

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 will be installed w/ Guest House 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.

GUEST HOUSE SPECIAL EXCEPTION
FROM MANCHESTER TOWNSHIP ZONING ORDINANCE

I. THE APPLICANT AND PROPERTY

Sovereign National, LP (the “Applicant”) is the owner of property located at Bentzel Mill Road, York, Pennsylvania 17404, identified as 36-000-KG-0012.H0-00000, and containing approximately 1.878 acres (the “Property”). The Property was created pursuant to the subdivision plan attached hereto as **Exhibit A** and identified on the plan as Lot 2. The Property is located in the Open Space Residential/Agriculture (A) Zoning District.

II. THE USE AND PROPOSED USE

The Property was historically used as a farmhouse and is currently vacant. The house was originally constructed in 1831 and will need a complete renovation in order for it to be suitable for use. Applicant intends to completely gut the interior of the house, insulate the walls, and install new mechanical systems, windows, drywall and flooring.

Applicant proposes to redevelop the Property and use the existing building as a guest house for business guests, friends, and family (“Guest House”). The adjacent property is used for office and commercial space. This adjoining commercial use makes the subject Property appropriate for business guests, friends and family for overnight stay. The Applicant will not rent, charge money or otherwise require anything else in exchange for lodging at the Property.

A site plan of the proposed use is attached hereto as **Exhibit B**. The existing dwelling is 1,051 square feet. Applicant is currently constructing an addition approximately 462 square feet in size on the existing dwelling. The total square footage of the Guest House will total 1,513 square feet.

III. APPLICATION FOR SPECIAL EXCEPTION

Pursuant to Section 27-1112, Uses Not Provided For, in “any district established by this chapter, when a specific use is neither permitted nor denied, the Zoning Hearing Board shall make a determination as to the similarity or compatibility of the use in question to the permitted uses in the district.”

The Guest House use is neither permitted nor denied within the Manchester Township Zoning Ordinance. A single family dwelling is a permitted use, but requires that it be occupied by one family and not for transient occupancy. In addition, a bed and breakfast use is permitted in the Ordinance, but requires that rent be paid in money, goods or labor. Here, the proposed Guest House will not be occupied by one family nor will it be rented in exchange for money, goods or labor.

The Guest House use is similar and compatible with the permitted uses in the Open Space Residential/Agriculture District. The Ordinance permits by right a Single Family Detached Dwelling and permits by special exception a Bed and Breakfast Inn.

In accordance with Section 27-1204(1), Applicant complies with the following:

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. **The location of the use is in harmony with the orderly and appropriate development of the zone. The use will be located on the Property with nominal visibility from any surrounding use with the exception of properties of common ownership.**

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. **The proposed Guest House will include four bedrooms. Applicant only intends to have a maximum of eight guests at the Property at any given time. The nature and intensity of the use will be minimal.**

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. **With only four bedrooms, the use will not generate excessive traffic to the Property.**

D. The applicant must meet all general and specific requirements as defined in this Part.

In accordance with Section 27-1204(2), the Applicant complies with the following:

A. The proposed use is consistent with the purpose and intent of this chapter and shall not be detrimental to the health, safety or welfare of the neighborhood. **The purpose of the Open Space Residential/Agricultural District is to “permit, protect, and encourage the continued use of the land therein for agricultural uses while also permitting residential development that results in an enhanced living environment through the preservation of open space.” By allowing this property to be used as a Guest House, the historical structure will be preserved.**

B. The proposed use will 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. **The proposed use will not detract from the use or enjoyment of surrounding properties. The surrounding properties are primarily used for residential use. Applicant will not erect signs or install additional lighting on the Property. In addition, there is a wooded area located in between the proposed use and other abutting residential uses.**

C. The proposed use will not substantially change the character of the subject property's neighborhood and will meet the requirements of the district in which it lies. **The proposed use**

will not generate excessive traffic, noise, or light and will not change the character of the neighborhood. There are many surrounding residential uses and a guest house use is consistent with a residential use.

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. **The Property is not located within the Floodplain District.**

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. **The Property is adjacent to several residential uses and a guest house is compatible with those 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 will 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.

In accordance with Section 27-1204(3), the applicant will comply with the following:

A. The parking, traffic and pedestrian access will 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.

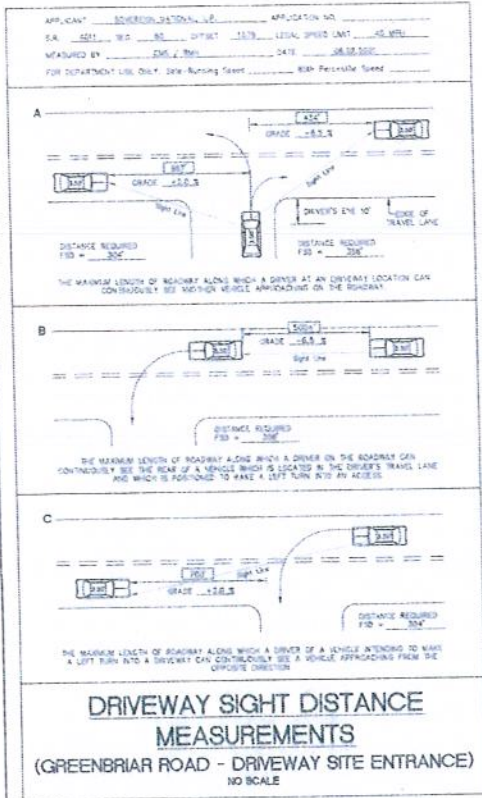
CONCLUSION

The Applicant respectfully requests that Zoning Hearing Board for Manchester Township grant the requested Special Exception described above.

EXHIBITS

- Exhibit A: Subdivision Plan
- Exhibit B: Site Plan
- Exhibit C: Guest House Floor Plan
- Exhibit D: Property Owners w/in 300 Feet

Exhibit “A”



PLAN LEGEND

| | |
|--|---|
| | EXISTING CONTOUR LINE |
| | EXISTING OVERHEAD ELECTRIC, TELEPHONE, AND CABLE LINES |
| | EXISTING FENCE LINE |
| | EXISTING STREAM, DRAINAGE, OR WATER SURFACE BOUNDARY LINE |
| | EXISTING PROPERTY LINE |
| | PROPOSED PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | EXISTING RIGHT-OF-WAY LINE |
| | EASEMENT LINE |
| | EXISTING DRIVEWAY |
| | BUILDING SETBACK LINE |
| | EXISTING DRIVEWAY LINE |
| | FEMA DEFINED FLOODPLAIN BOUNDARY LINE |
| | 100-YEAR CALCULATED FLOODPLAIN BOUNDARY LINE |
| | ZONING DISTRICT BOUNDARY LINE |
| | SOIL BOUNDARY LINE |
| | EXISTING SIGN |
| | EXISTING PROPERTY CORNER (AS STATED) |
| | PROPOSED PROPERTY CORNER (AS STATED) |
| | PROPERTY CORNER |
| | PROPERTY CORNER - CONCRETE MONUMENT |
| | EXISTING UTILITY POST |
| | UTILITY/SITE BENCH MARK |
| | EXISTING DRIVEWAY |
| | EXISTING DRIVEWAY |
| | TORCRITE AREA |
| | ROCK RIP-RAP AREA |
| | CONCRETE |
| | GRAVEL |
| | ELEVATION |
| | EXISTING |
| | FEET OR FOOT |
| | NEW OR FORMER |
| | PROPOSED |
| | STATE PLANE COORDINATE SYSTEM |
| | TORCRITE |
| | DRIVEWAY |

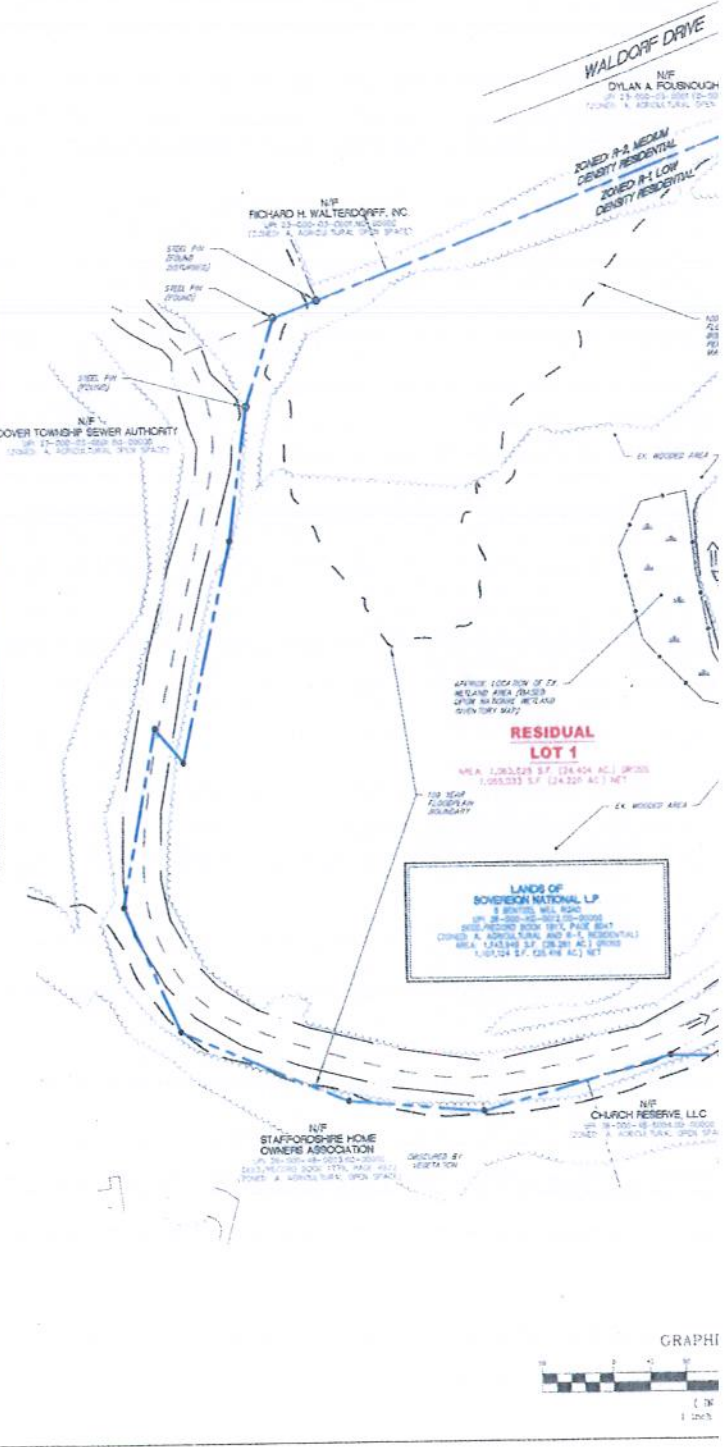
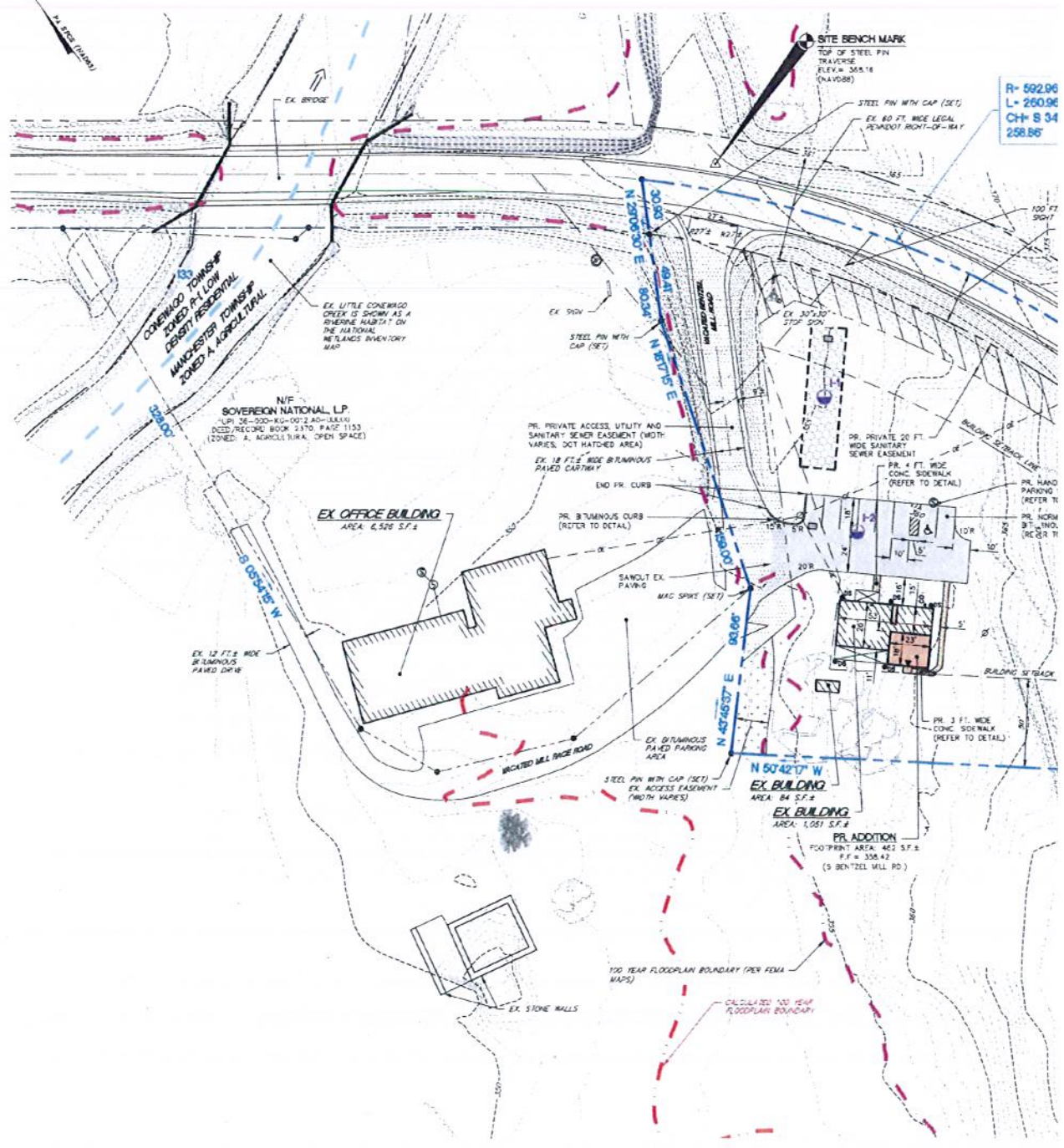


Exhibit “B”



R= 592.96
 L= 260.96
 CH= S 34
 258.86°

GRAPHIC S



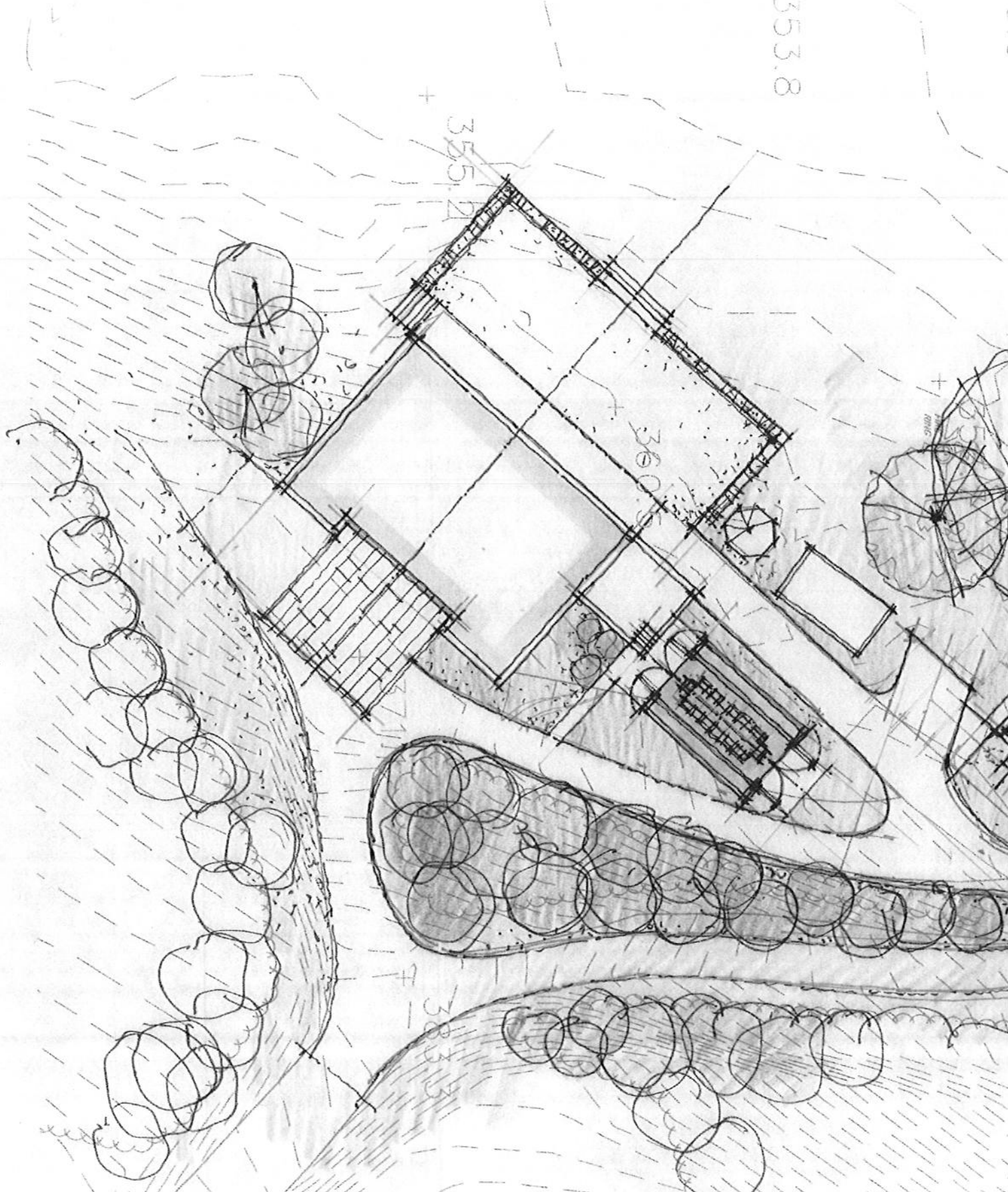
Exhibit “C”

353.8

+ 355.2

360.5

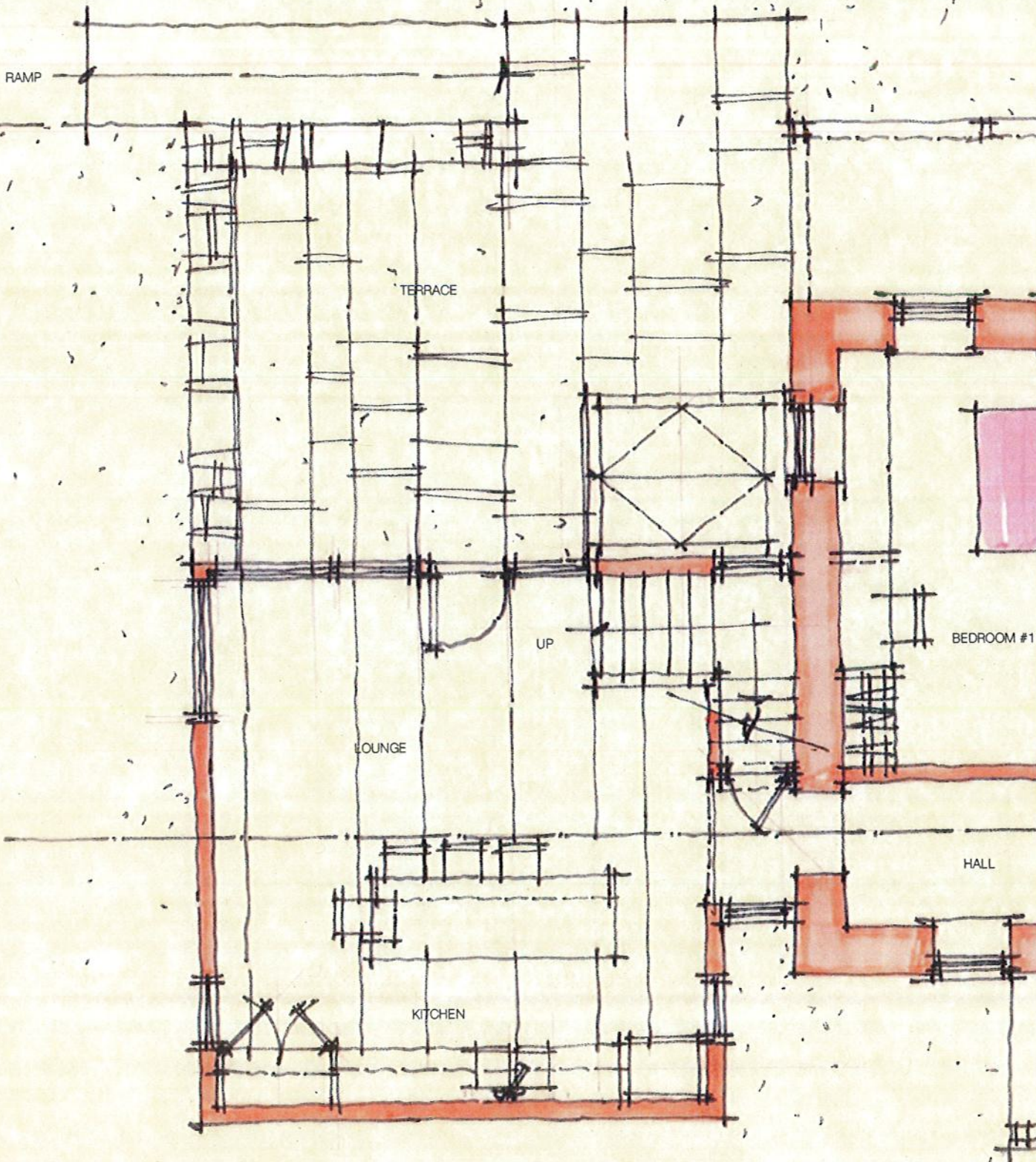
+ 363.5



SCHEMATIC DESIGN for ADDITIONS/ RENOVATIONS TO:
GILLILAND GUEST HOUSE
 10 BENTZEL ROAD

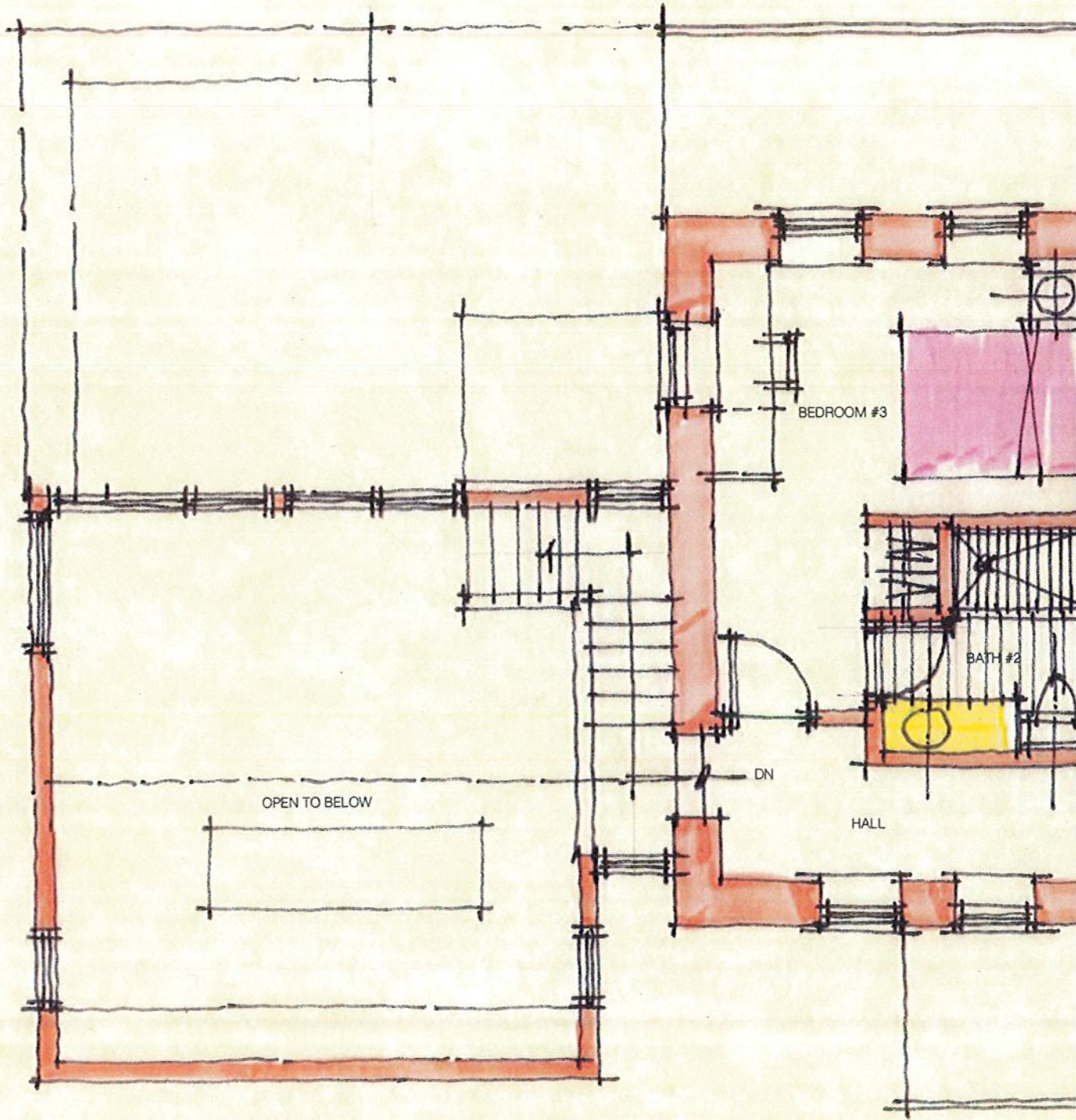
SITE PLAN
 scale: 1" = 30'-0"
 07 NOVEMBER 2022

CP-1



SCHEMATIC DESIGN for ADDITIONS/ RENOVATIONS TO:
GILLILAND GUEST HOUSE
10 BENTZEL ROAD

FIRST FLOOR PLAN
scale: 3/16" = 1'-0"
07 NOVEMBER 2022

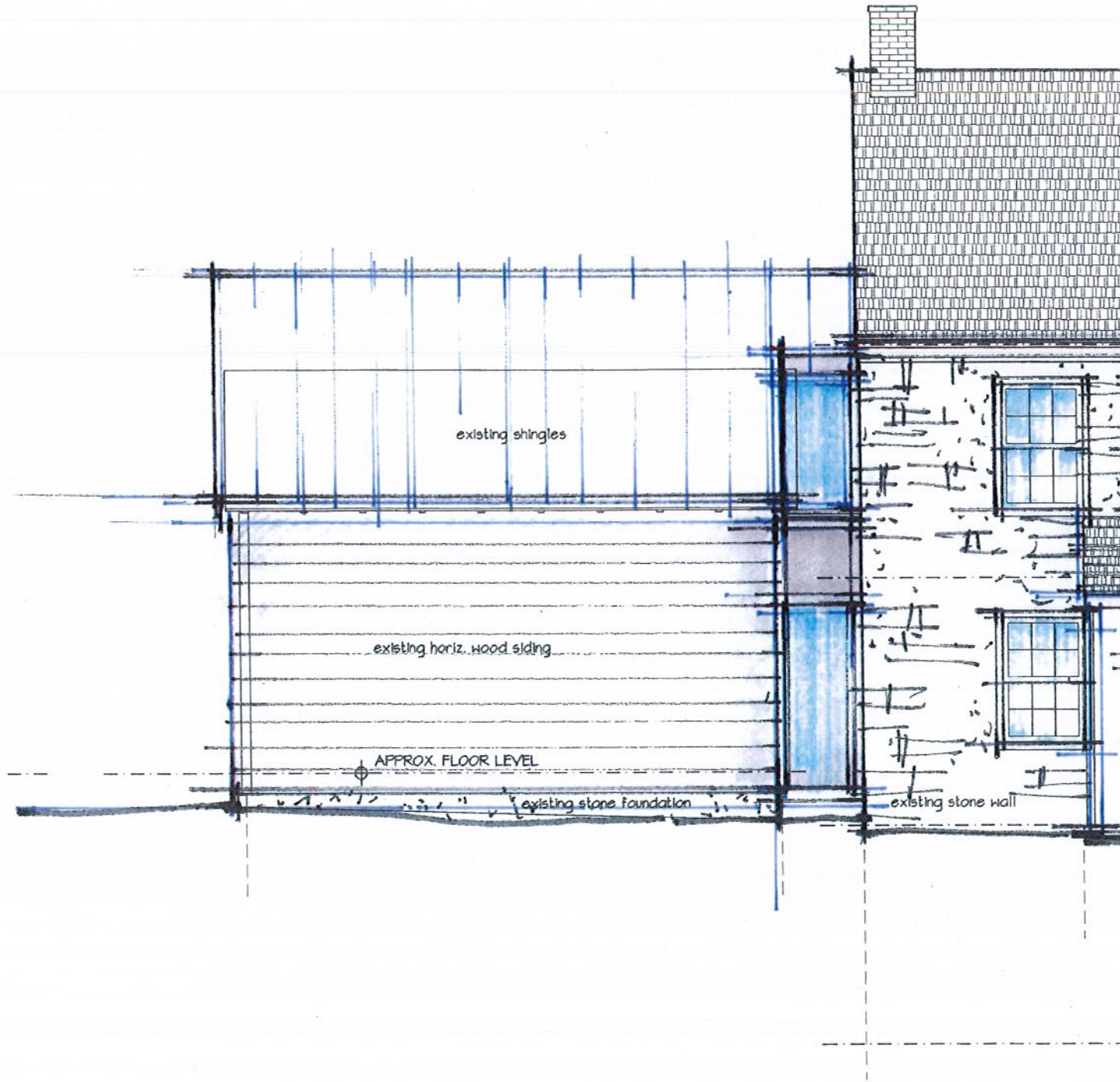


SCHEMATIC DESIGN for ADDITIONS/ RENOVATIONS TO:
GILLILAND GUEST HOUSE
10 BENTZEL ROAD

SECOND FLOOR PLAN

scale: 3/16" = 1'-0"

07 NOVEMBER 2022



SCHEMATIC DESIGN for ADDITIONS/ RENOVATIONS TO:
GILLILAND GUEST HOUSE
10 BENTZEL ROAD

EAST ELEVATION

scale: 3/16" = 1'-0"

07 NOVEMBER 2022

Exhibit “D”

Adjoiner to Parcel 12H

| Parcel | Owner | Location |
|---------------|-------------------------------------|-----------------------------------|
| 36-KG-12A | Sovereign National LP | 10 Bentzel Mill Rd York, PA 17404 |
| 36-LG-3F | John H. Frederick & Deborah C. Bahn | 50 Walden Ct. York, PA 17404 |
| 36-KG-12G | Jay M. Desai & Darshana J. Desai | 60 Walden Ct. York, PA 17404 |
| 36-KG-12F | Jeffrey L. Mils & William M. Trail | 70 Walden Ct. York, PA 17404 |
| 36-KG-12E | Jeremy Koller | 80 Walden Ct. York, PA 17404 |
| 36-48-1 | Justin Sharpe & Charise M. Sharpe | 1796 Candle Ln. York, PA 17404 |
| 36-KG-12C | Sovereign National LP | 10 Bentzel Mill Rd York, PA 17404 |

THE TOWNSHIP OF MANCHESTER

YORK COUNTY



PENNSYLVANIA

MANCHESTER TOWNSHIP ZONING HEARING BOARD 2023 ANNUAL REPORT

MEETINGS

The Zoning Hearing Board held nine (9) meetings in 2023. No meetings were held in February, April, or June due to no applications being filed. An alternate, as a voting member, was not required to attend any hearings during the year.

SYNOPSIS

Twenty (20) applications for hearings were received in 2023. Two (2) extensions were requested.

No decisions required the use of a “hearing officer” due to the absence of the other two officers.

The following is a breakdown of the applications by Zoning District.

Agriculture = 1; Residential Low = 6; Residential Medium = 3;

Residential High = 1;

Office = 1; Commercial = 2; Industrial = 5; Hheavy Industrial = 1; PRD
= 0

REQUEST SUMMARY

Six (6) requests were special exceptions for taller fences in front yards on corner lots.

Two (2) requests were for extensions.

One (1) request was a variance to construct a dwelling on a nonconforming lot.

Three (3) requests were special exceptions to reduce setbacks.

One (1) request was for a variance to place a shed in the front yard.

Three (3) requests were special exceptions related to signs.

Two (2) requests were special exceptions to expand a nonconformity.

One(1) request was a validity challenge of an ordinance rezoning parcels from the Residential Low District to the Industrial District.

Two (2) requests were special exceptions related to home occupations.

One (1) request was to allow employees at a home occupation.

DENIED/WITHDRAWN REQUESTS

One (1) Special Exception was DENIED.

0 requests were withdrawn.

ATTACHMENTS

Attached is the attendance log for 2023, and the recap of applications to the Manchester Township Zoning Hearing Board 2023 with a synopsis of the ruling of each case.

Respectfully submitted.

Rachel Vega for
Thomas Morley, Secretary

**MANCHESTER TOWNSHIP
ZONING HEARING BOARD ATTENDANCE**

Below is a recap of the attendance of members and staff at the nine (9) scheduled zoning hearing board meetings held in 2023. No meetings were held in February, April, or June.

**MEMBERS/ALTERNATES
ATTENDED/SCHEDULED**

| | |
|------------------------------------|-----|
| Craig Wisherd – Member/Chairperson | 9/9 |
| Thomas Morley – Member/ Secretary | 9/9 |
| Kristen Beecher | 8/9 |

SUPPORT STAFF

**STENOGRAPHER
ATTENDED/SCHEDULED**

| | |
|-----------------|-----|
| Christine Myers | 9/9 |
|-----------------|-----|

SOLICITOR (ANSTINE & SPARLER)

| | |
|-----------------------|-----|
| John R (Jack) Elliott | 9/9 |
| William Anstine | 0/9 |
| Gavin Markey (sub) | 0/9 |

Township Staff

| | |
|--|-----|
| Rachel Vega – Zoning Officer (joined in May) | 4/9 |
| Cliff Tinsley – Zoning Officer (resigned in May) | 3/9 |
| Lisa Fuess – Assistant Zoning Officer | 7/9 |
| Marita McVay | 1/9 |

**MANCHESTER TOWNSHIP ZONING HEARING BOARD
RECAP OF ACTIONS
2023**

| CASE # | MONTH | APPLICANT | LOCATION | ZN | TYPE | SPECIFICS | RULING |
|---------------|--------------|------------------------------|-----------------------------|-----------|-------------|---|---------------|
| 2023-01 | January | Joanne Diodato | 2375 Woodmont | RH | SE | Construct a 6' high fence in the front yard, on a corner lot. | Approved |
| 2023-02 | January | Molt, LLC | 333 Arsenal Road | C | EX | Extension to ZHB case 2020-12 to alter pre-existing non-conforming attached business signs, from 12 signs to 10 signs and a variance for a 95' tall freestanding business sign. | Approved |
| 2023-03 | January | Hannah Browne & Sulynn Lopez | 2001 Karyl Lane | RL | VAR | Construct a single-family dwelling on an undersized lot. | Approved |
| 2023-04 | January | Signarama | 1670 Toronita St. | I | SE | Reduction of the side set back from 30' to 20' and the expansion of a non-conforming building greater than 35%. | Approved |
| 2023-05 | March | Dean Sea1 | 838 Greenbriar Rd. | RL | SE | Construct a utility shed in the front yard. | Denied |
| 2023-06 | March | Shawn Chronister | 2190 N Susquehanna Trail | O | SE | Installing a CEVM freestanding business sign. | Approved |
| 2023-07 | May | Cathy Burkhart | 2153 Lucy Lane | RL | SE | Construct a 4' high fence in the front yard, on a corner lot. | Approved |
| 2023-08 | May | GN Realty | 3245 N Susquehanna Trail | I | SE | Modification of a pre-existing nonconforming use. Establish drive in facilities. Reduce the front setback requirement for parking facilities from 50' to 38'. | Approved |
| 2023-09 | July | Wendys | 80 W. 11 th Ave | C | SE | To permit a freestanding sign on the north-west corner of adjoining property. | Approved |

**MANCHESTER TOWNSHIP ZONING HEARING BOARD
RECAP OF ACTIONS
2023**

| | | | | | | | |
|---------|-----------|-----------------------------|------------------------|----|-----------|--|----------|
| 2023-10 | July | Yurideth Guandulay | 201 Gwen Drive | RM | SE | Construct a 5' high fence in the front yard, on a corner lot. | Approved |
| 2023-11 | July | Tracked Lifts | 3445 Board Road | I | SE | Construct a 6' fence in the front yard on a corner lot. | Approved |
| 2023-12 | July | Frank Intriери | 2803 Dewberry Rd | RL | VAR | To have the minimum setback reduced from 35' to 20'. | Approved |
| 2022-07 | July | York County Solid Waste | 2651 Blackbridge | HI | EX | The applicant is requesting a 6-month extension to decision 2022-07 issued June 01, 2022. | Approved |
| 2023-13 | August | James Warner | 2699 Susquehanna Trail | RM | SE | Construct a 6' high fence in the front yard, on a corner lot. | Approved |
| 2023-14 | October | Mathew Seylor | 1201 Pennsylvania Ave | RL | VAL | Validity challenge. Rezone property from RL to I back to RL. | Approved |
| 2023-15 | September | Joe Brlansky | 3420 Susquehanna Trail | I | SE | Extend or enlarge a non-conforming use. | Approved |
| 2023-16 | November | Drew & Emily Zimmerman | 3835 Susquehanna Trail | AG | SE VAR | Allow a home occupation in an accessory structure, and to allow employees to work at said home occupation. | Approved |
| 2023-17 | November | Sandra Rojas & Fredy Molina | 209 Gwen Drive | RM | VAR | To have the minimum setback reduced from 35' to 20'. | Approved |
| 2023-18 | November | Natacha Martinez | 2217 Roosevelt Ave | RL | SE | To allow childcare in a single-family dwelling. | Approved |

**MANCHESTER TOWNSHIP ZONING HEARING BOARD
 RECAP OF ACTIONS
 2023**

| | | | | | | | |
|---------|----------|--------------|----------------------|----|----|---|----------|
| 2023-19 | December | Julie Golden | 2500 Clearbrook Blvd | RM | SE | Construct a 6'high fence in the front yard on a corner lot. | Approved |
| 2023-20 | December | GEA Systems | 3455-3475 Board Road | I | SE | To allow more than one sign on a street frontage. | Approved |