

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

FOR OFFICE USE ONLY

Application # 2026-01

Date of Hearing 2/4/26

Time of Hearing 6:00

CONTINUED HEARING

Date of Hearing _____

Time of Hearing _____

APPLICATION FOR ZONING HEARING

1. **Applicant's Name** Dwayne Gilbert

Address: P.O. Box 344, Grantville, PA 17028

E-mail Address: dwaynegilbert68@msn.com

Phone Number: (717) 350-2003

2. **Property Owner's Name:** J&G Partners LLC (ATTN: Alan Swanson)

Address: 1002 Lititz Pike, PMB 179, Lititz, PA 17543

3. **Property Location** 2741 Primrose Lane N, York, PA 17404

4. **Zoning District** RL - Open Space Residential; Low Density District **UPI #** 36-000-13-0305.00-00000

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.



Signature of Applicant / Authorized Representative

Date 12-31-25

OFFICE USE ONLY BELOW THIS LINE

Date Application Received 01/02/26

Property Posted _____

Date Application Fee Received 01/02/26

Certified to ZHB

Date

Newspaper Advertisement of Hearing

Date 1/23

Date 1/27

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Application Withdrawn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:

The existing lot has two front setbacks on opposing sides - for Primrose Lane N and Greenbriar Rd. The applicant is requesting a Variance from §27-406.1.A to reduce the front setback on Greenbriar Rd from 50' to 27'.

6. Description of Proposed Work and Use: The applicant is proposing to construct a Single Family Detached Dwelling. This includes a driveway and any required stormwater management facilities.7. Existing Use of Land / Buildings: Vacant8. Number of Proposed Buildings / Structures: 1 (Single Family Detached Dwelling) And:

a	Height of Building / Structures	27 Feet	2 Stories
b	Type of Construction	Wood Frame	
c	Number of Families / Dwelling Units	1	
d	Habitable Floor Area for Each Dwelling Unit	1,935 SF	
e	If Mobile Home, Title Holder's Name / Address	N/A	

9. Off Street Parking Spaces:

a	Required	2	b.	Proposed	2
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10. Water System: (check a, b or c)

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

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

a	Public	<input checked="" type="checkbox"/>		Manchester Township
b	On-Site		c. Other	Municipal Authority
			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.

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JAN 2 2026

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

[illegible]

FD

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. In the top right corner, there is a small, faint blue stamp or mark that appears to be a stylized letter 'H' or a similar symbol. The rest of the page is completely blank.

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Table 1

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?)

The lot has two opposing front setbacks, and it has frontage on Greenbriar Road, which is a arterial type roadway and requires a greater 50' setback. The lot was subdivided off in 1992, and the Zoning Ordinance appears to have established district regulations in 1996. Due to this, the existing lot size, depth, and width are less than allowed for a new lot. Collectively, this results in only 22% of the property being outside of the setbacks. This area is irregularly shaped and only 35' deep in areas.

Unlike many and possibly all of the neighboring properties, this property is not allowed to utilize either an off site community stormwater management facility or the smaller on-lot system, as described in the approved subdivision plan. This further restricts the ability to make reasonable use of the property and to develop the property in strict conformance with the Ordinance. Finally, the lot has relatively shallow bedrock in the northern portion of the site and the site topography is relatively steep (20' drop from northwest to southeast corner.) The topography, bedrock, and stormwater facilities make a house with a long footprint unreasonable. A house with a boxier footprint that protrudes into the Greenbriar Road setback would allow the applicant and owner to make reasonable use of the property.

- 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 proposed variance will not alter the essential character of the neighborhood nor impair the use of adjacent properties. The relief would only reduce the Greenbriar Road setback. The use (Single Family Detached Dwelling) is permitted. The permitted use will be setback at least the required side setback.

- 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?)

The applicant believes that the variance requested represents the minimum variance that will afford relief. Because of the issues listed under Section a, a house with a boxier footprint is required to make reasonable use of the property. The proposed single family detached dwelling is reasonably sized and comparable in size to the neighboring homes.

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

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- [illegible]

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Initial

SITE DATA:

LOT AREA:

MINIMUM: 24,000 SF (0.551 ACRES)
EXISTING: 14,463 SF (0.332 ACRES)

LOT WIDTH/STREET FRONTAGE:

MINIMUM: 100'
EXISTING: 104.5'

LOT DEPTH

MINIMUM: 125'
EXISTING: 120'

BUILDING COVERAGE:

MAXIMUM: 30%
PROPOSED: 19.6%

IMPERVIOUS COVERAGE:

MAXIMUM: 50%
PROPOSED: 26.3%

N/F DOUGLAS A & SHERRY LYNN BOLINGER
2751 PRIMROSE LANE N
DEED BOOK 1500, PAGE 8051
PARCEL ID NO. 36-000-13-0306.00-00000
0.64 ACRES

N/F J&G PARTNERS LLC
2741 PRIMROSE LANE N
INSTRUMENT #: 20250376767
DEED BOOK 2880, PAGE 2131
PARCEL ID NO. 36-000-13-0305.00-00000
0.332 ACRES (14,463 SF)

N/F CHRISTOPHER & NICOLE WOLF
1425 BRITTANY DR
DEED BOOK 2881, PAGE 2716
PARCEL ID NO. 36-000-22-0041.00-00000
1.68 ACRES

N/F RICHARD D & WENDY SUE SMITH
1429 BRITTANY DR
DEED BOOK 2309, PAGE 5078
PARCEL ID NO. 36-000-22-0042.00-00000 1.10
ACRES

GREENBRIAR RD (SR 4011)

POTENTIAL
STORMWATER
MANAGEMENT
FACILITY

SINGLE-FAMILY
DWELLING

0 30' 60'
SCALE: 1" = 30'

Property Owners Within 300' of 2741 Primrose Lane N, York, PA 17404

1. Parcel ID Number: 36-000-KG-0005.00-00000
Property Owner's Name(s): Henry A. & Carole F. Taylor
Address: 1545 Greenbriar Rd.
York, PA 17404
2. Parcel ID Number: 36-000-22-0039.00-00000
Property Owner's Name(s): Nicole & Joshua Grove
Address: 1417 Brittany Dr.
York, PA 17404
3. Parcel ID Number: 36-000-22-0041.00-00000
Property Owner's Name(s): Christopher & Nicole Wolf
Address: 1425 Brittany Dr.
York, PA 17404
4. Parcel ID Number: 36-000-22-0042.00-00000
Property Owner's Name(s): Richard D. & Wendy Sue Smith
Address: 1429 Brittany Dr.
York, PA 17404
5. Parcel ID Number: 36-000-22-0043.00-00000
Property Owner's Name(s): Alan Bleecker Hollander-TR & Kimberly Beth Landis-TR et al
Address: 1433 Brittany Dr.
York, PA 17404
6. Parcel ID Number: 36-000-39-0065.00-00000
Property Owner's Name(s): Cheltenham Homeowners Association inc.
Address (per tax maps): Bee Jay Dr.
York, PA 17404
Address (per Google Maps): 1446 Langshire Drive
York, PA 17404
7. Parcel ID Number: 36-000-13-0302.00-00000
Property Owner's Name(s): Nathan S. & Jennifer A. Shellenberger
Address: 2711 Primrose Ln.
York, PA 17404

8. Parcel ID Number: 36-000-13-0303.00-00000
Property Owner's Name(s): Ajit & Neelam Kane
Address: 2721 Primrose Ln.
York, PA 17404
9. Parcel ID Number: 36-000-13-0304.00-00000
Property Owner's Name(s): Ronald J. & Brandi M. Hill
Address: 2731 N Primrose Ln.
York, PA 17404
10. Parcel ID Number: 36-000-13-0306.00-00000
Property Owner's Name(s): Douglas A. & Sherry Lynn Bolinger
Address: 2751 Primrose Ln.
York, PA 17404
11. Parcel ID Number: 36-000-13-0307.00-00000
Property Owner's Name(s): Bradley & Lana J. Koons
Address: 2761 Primrose Ln.
York, PA 17404
12. Parcel ID Number: 36-000-13-0309.00-00000
Property Owner's Name(s): Kimberly A. Kozar
Address: 2781 Primrose Ln.
York, PA 17404
13. Parcel ID Number: 36-000-38-0321.00-00000
Property Owner's Name(s): Henry A. & Carole F. Taylor
Address: 1564 Winsford Ln.
York, PA 17404
14. Parcel ID Number: 36-000-13-0330.00-00000
Property Owner's Name(s): Andrea N. Cox
Address: 2770 Primrose Ln.
York, PA 17404
15. Parcel ID Number: 36-000-13-0331.00-00000
Property Owner's Name(s): Joshua M. & Amanda R. Jackson
Address: 2760 Primrose Ln.
York, PA 17404

16. Parcel ID Number: 36-000-13-0337.00-00000
Property Owner's Name(s): Michael R. & Patricia A. Valencik
Address: 2630 Stevenson Dr.
York, PA 17404
17. Parcel ID Number: 36-000-13-0336.00-00000
Property Owner's Name(s): Steven C. & Katherine A. Hatley
Address: 2620 Stevenson Dr.
York, PA 17404
18. Parcel ID Number: 36-000-13-0335.00-00000
Property Owner's Name(s): Robin Hildebrand & Bradley N. Carrozza
Address: 2610 Stevenson Dr.
York, PA 17404
19. Parcel ID Number: 36-000-13-0360.00-00000
Property Owner's Name(s): Breanne M. Nguyen
Address: 2615 Stevenson Dr.
York, PA 17404
20. Parcel ID Number: 36-000-13-0361.00-00000
Property Owner's Name(s): Cheryl L. & Joseph L. Miller
Address: 2605 Stevenson Dr.
York, PA 17404

2741 Primrose 300' neighbors

