

MANCHESTER TOWNSHIP  
3200 Farmtrail Road  
York, PA 17406-5699

FOR OFFICE USE ONLY

Application # 2026-02

Date of Hearing 2-4-20

Time of Hearing 6pm

CONTINUED HEARING

Date of Hearing \_\_\_\_\_

Time of Hearing \_\_\_\_\_

**APPLICATION FOR ZONING HEARING**

1. Applicant's Name The Trone Family Trust  
Address: 350 Third Street Hanover, PA 17331  
E-mail Address: a.shanbarger@tronerentals.com Phone Number: 717 451 6494
2. Property Owner's Name: The Trone Family Trust  
Address: 350 Third Street Hanover, PA 17331
3. Property Location 555 Ryan Run York, PA 17404
4. Zoning District RL UPI # 36000370073 B0

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 \_\_\_\_\_

OFFICE USE ONLY BELOW THIS LINE

Date Application Received \_\_\_\_\_ Property Posted \_\_\_\_\_  
Date Application Fee Received \_\_\_\_\_

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Application Withdrawn	Date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: 27-1405

- Requesting Special Exception for one channel lettering sign that would be attached to the building facade above store front. (14' x 3' = 42SF)

6. Description of Proposed Work and Use: Install Channel lettering on a sign on existing building above storefront.

7. Existing Use of Land / Buildings: Commercial Retail/Office

8. Number of Proposed Buildings / Structures: One

And:

- |   |   |  |      |         |
|---|---|--|------|---------|
| a | Height of Building / Structures               | <u>Sign is 14' x 3' → 42SF</u>                                 | Feet | Stories |
| b | Type of Construction                          | <u>Aluminum/Acrylic channel lettering on Aluminum Recessed</u> |      |         |
| c | Number of Families / Dwelling Units           | <u>N/A</u>   |      |         |
| d | Habitable Floor Area for Each Dwelling Unit   | <u>N/A</u>   |      |         |
| e | If Mobile Home, Title Holder's Name / Address | <u>N/A</u>   |      |         |

9. Off Street Parking Spaces:

a Required

N/A

b. Proposed

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

a Public ☒

Company Name York Water Company

b On-Site Well

c Other (Specify )

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

a Public ☒

c. Other

b On-Site

Penn DEP Approved #

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

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

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

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

**FOR SPECIAL EXCEPTION APPLICATIONS ONLY** (must answer all questions) (additional sheets may be used)**15. The applicant alleges that the proposed Special Exception use:**

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

- The Signage will help identify the businesses in the center. This will encourage residents to visit the center and support businesses within buildings.

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

Building faces main road and will not be visible to any homes. Building has existing signage that is not detrimental to neighborhood.

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.)

**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  
 ( X ) 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?)

- It is an existing building with existing signage. No change to neighbors will occur.

---

---

---

---

- 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?)

- Clear visibility to the road, help identify businesses at the center.

---

---

---

---

---

---

---

---

---

---



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)



<b>INFORMATION</b>	
<b>CHANNEL LETTER</b>	
<b>ACRYLIC FACE COLOR</b>	
BLUE	
<b>TRIM CAP COLOR</b>	
BLUE	
<b>RETURN COLOR</b>	
BLUE	
<b>RETURN DEPTH</b>	
2"	
<b>LED COLOR</b>	
<b>NON LIT</b>	
<b>OVERALL DIMENSIONS</b>	
TBD	
<b>RACEWAY LENGHT</b>	
N/A	
<b>RACEWAY DEPTH</b>	
N/A	
<b>SPECIAL INSTRUCTIONS</b>	
NONE	





The image is a screenshot of a web-based map application. At the top, a white header bar contains the text "TAX PARCEL INFORMATION: TRONE FAMILY TRUST" in bold. Below this, a sidebar on the left side of the map area includes a search bar with the placeholder text "Address/LastName/PIDN", zoom in (+) and zoom out (-) buttons, a compass icon, and a "Generate Photo" button. The main map area shows an aerial view of a residential neighborhood with green property boundaries. A large property is highlighted in blue. To the right of the map, a white panel displays "Property Information" for the selected parcel, including its ID number, owner name, address, area in acres, and municipality. At the bottom of the screen, a white bar shows the coordinates "-76.7484 40.0035 Degrees" and a scale of "200 ft".







