



## Manchester Township Zoning Hearing Board

### AGENDA

June 4, 2025 at 6:00 PM

#### CALL TO ORDER

#### PLEDGE TO THE FLAG

#### NEW BUSINESS:

- **ZHB 2025-05** – Madison Finacchio, special exception pursuant to §27-1102(5), to allow a 6-foot fence in the front yard on a corner lot at 165 Robin Hill Circle, located in the Residential High District (PIDN # 36-000-26-0269.00).
- **ZHB 2025-06** – MRPI Willow Springs, LLC, special exception pursuant to §27-1102(5), to allow an 8-foot security fence at 500 & 550 Willow Springs Lane, located in the Industrial District (PIDN # 36-000-MH-0025.A0).
- **ZHB 2025-07** – Alex Kocman, variance from §27-1117, to allow a chicken coop for emotional support/registered chickens to be located 82' from the closest residential structure when the minimum setback is 200' at 600 Olmstead way, located in the Residential Medium District (PIDN # 36-000-25-0063.00).

#### ADJOURN



# Manchester Township Zoning Hearing Board Special Exception & Variance Application

**Application Number:** 2025-05  
**Applicant(s):** Madison Finacchio  
**Property Owner(s):** Madison Finacchio  
**Property Location:** 165 Robin Hill Circle

**ZHB Hearing Date:** 06/04/2025  
**Tax Map Parcel:** 36-26-0269  
**Lot Size:** 0.209 acres  
**Zoning:** Residential High (RH)

## Project Narrative:

The applicant is requesting a special exception pursuant to §27-1102(5) to permit a 6-foot fence in the front yard on a corner lot where only a 3-foot-tall fence is permitted in any front yard.

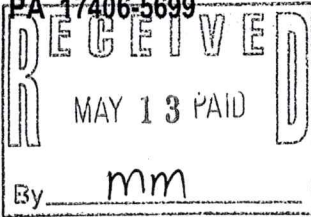
## Property Characteristics:

1. The subject property is improved with a townhouse located in the Residential High District.
2. The proposed fence will not obstruct the clear sight triangle at the intersection of Robin Hill Circle and Woodmont Drive.
3. Adjacent properties:

	Use	Zoning
North	Residential	Residential High
South	Residential	Residential High
West	Residential	Residential High
East	Residential	Residential High

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

13/25  
MANCHESTER TOWNSHIP  
3200 Farmtrail Road  
York, PA 17406-5699



FOR OFFICE USE ONLY

Application # 2025-05

Date of Hearing June 4, 2025

Time of Hearing 6:00 Pm

CONTINUED HEARING

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

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

**APPLICATION FOR ZONING HEARING**

1. **Applicant's Name:** Madison Finacchio  
**Address:** 165 Robin Hill Circle York, PA 17404  
**E-mail Address:** \_\_\_\_\_ **Phone Number:** \_\_\_\_\_
2. **Property Owner's Name:** Madison Finacchio  
**Address:** 165 Robin Hill Circle York, PA 17404
3. **Property Location:** Manchester Township
4. **Zoning District:** Manchester Township **UPI #** 30-26-269

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 5/9/25

OFFICE USE ONLY BELOW THIS LINE

Date Application Received 5/13/25  
Date Application Fee Received \_\_\_\_\_

Property Posted 5/27/25

Certified to ZHB

Newspaper Advertisement of Hearing

Notice Mailed to Twp. Supervisors & ZHB

Notice Mailed to Applicant & Adjacent Property Owners

Application Withdrawn

Hearing Held

Planning Commission Review

Continued Hearing Held

Permit (GRANTED / REFUSED)

Date 5/13/25

Date 5/20/25

Date 5/27/25

Date

Date

Date

Date

Date

Date

Date

Conditions for Approval \_\_\_\_\_

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

Installing a 6ft privacy fence for the back and side yard

**6. Description of Proposed Work and Use:** Installing a 6ft vinyl privacy fence for the back and side yard of our residential property. Fence to be installed by 3<sup>rd</sup> party fencing company and will be used for privacy and security purposes.

**7. Existing Use of Land / Buildings:** Residential home

**8. Number of Proposed Buildings / Structures: 1 – Fence**

**And:**

<b>a</b>	<b>Height of Building / Structures</b>	<b>Feet:</b> 6ft tall	<b>Stories</b>
<b>b</b>	<b>Type of Construction:</b> Vinyl fence installation		
<b>c</b>	<b>Number of Families / Dwelling Units:</b> 1 Family resides at residence with 1 house on the property		
<b>d</b>	<b>Habitable Floor Area for Each Dwelling Unit:</b> 690 sq ft per floor for existing house		
<b>e</b>	<b>If Mobile Home, Title Holder's Name / Address</b>		

**9. Off Street Parking Spaces:**

**a** **Required:** None required

**b.** **Proposed:** None purposed

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

**a** **Public:** ☒

**Company Name**

**b** **On-Site Well**

**c** **Other (Specify )**

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

**a** **Public:** ☒

**c. Other**

**b** **On-Site**

**Penn DEP Approved #**

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

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

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

**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)  
Multiple houses already have fencing installed. We will fit in with the privacy fencing that is already present throughout the neighborhood.

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

The fence will not be detrimental to the properties or persons in the neighborhood due to the fence not blocking any sight paths while driving. We will only have the fencing on our owned property. There is also still space for an easement in the backyard for neighbors to use if need be.

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- 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.)**

I was not able to find any section in the zoning ordinance describing why we need to have a special exception for getting a 6 ft fence installed on our property.

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**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?)

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- 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?)**

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- 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?)

[illegible]



- 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)**

**Application for Building/Zoning Permit and Plans Examination**  
Electronic submissions are preferred and can be made to [zoning@mantwp.com](mailto:zoning@mantwp.com)

**CODE ADMINISTRATORS, INC.**

1826 Charter Lane, Suite 101  
Lancaster, PA 17601  
Ph: (717) 859-3350 - Fx: (717) 755-9135

**MANCHESTER TOWNSHIP**

3200 Farmtrail Road  
York, PA 17406  
Ph: (717) 764-4646 - Fx: (717) 767-1400

**LOCATION  
OF PROJECT**

Address 165 Robin Hill Circle York, PA 17404

Proposed Use: Residential Home – Fence

**OWNER OF  
RECORD**

Name of Owner: Madison Finacchio

Address of Owner: 165 Robin Hill Cir. City: York

Phone # of Owner: State: PA Zip Code: 17404

E-Mail:

**PROJECT  
INFO**

☒ ~~New Building~~ ☐ Addition ☐ Alteration ☐ Repair ☐ Demolition ☐ Change of Occupant only  
☐ Fire Prevention ☐ Change of Use ☐ Plumbing ☐ Mechanical ☐ Electrical ☐ Sign ☐ Other(specify)

Brief Description of Project: Installing a 6 ft. fence for the back and part of the side yard

Cost of Construction \$7,789.82 Sq. Footage 168 Linear Ft.

**SITE PLAN**

All applicants must submit a site plan/drawing which includes:

- Location of existing and proposed structures.
- Distance of proposed structure from all property lines (setbacks).
- Location of existing and proposed stormwater facilities.
- Proposed stormwater facilities must show the type of facility and how the water will get to the facility.
- Proposed type and location of erosion and sediment control (i.e. silt sock, silt fence, straw bale, etc.)

PERMIT #:

Recd.:

Sent to CA:

Recd. from CA:

Applicant Notified:



GENERAL  
CONTRACTOR

General Contractor: Future Solutions Fence and Fence Supply \_\_\_\_\_  
Address 446 N George St York, PA 17401 \_\_\_\_\_  
Phone : 717 – 650 – 2132 \_\_\_\_ Fax \_\_\_\_\_ Mobile \_\_\_\_\_  
E-Mail: futuresolutionsfence@jobnimbusmail.com \_\_\_\_\_

FRAMING  
CONTRACTOR

Framing Contractor \_\_\_\_\_ Contact # \_\_\_\_\_  
Scope of Work \_\_\_\_\_  
\_\_\_\_\_  
E-Mail: \_\_\_\_\_

ELECTRICAL  
CONTRACTOR

Electrical Contractor \_\_\_\_\_ Contact # \_\_\_\_\_  
Scope of Work \_\_\_\_\_  
\_\_\_\_\_  
E-Mail: \_\_\_\_\_

PLUMBING  
CONTRACTOR

Plumbing Contractor \_\_\_\_\_ Contact # \_\_\_\_\_  
Scope of Work \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Twp Registration # \_\_\_\_\_  
E-Mail: \_\_\_\_\_

HEATING  
CONTRACTOR

Heating Contractor \_\_\_\_\_ Contact # \_\_\_\_\_  
Scope of Work \_\_\_\_\_  
\_\_\_\_\_  
E-Mail: \_\_\_\_\_

FOUNDATION  
CONTRACTOR

Foundation Contractor \_\_\_\_\_ Contact # \_\_\_\_\_  
Scope of Work/Type of Work \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
E-Mail: \_\_\_\_\_

**FIRE PREVENTION  
CONTRACTOR**

Fire Prevention Contractor \_\_\_\_\_ Contact # \_\_\_\_\_

Scope of Work/ \_\_\_\_\_  
\_\_\_\_\_

E-Mail: \_\_\_\_\_

Provide copies of all other applicable permits, certifications, or licensing requirements, which may apply under the following:

1. Elevator or Lifting Device Regulations
2. Boiler and Unfired Pressure Vessel Law
3. Propane and Liquefied Petroleum Gas Act
4. Health Care Facilities Act
5. Older Adult Daily Living Centers Licensing Act

**DESIGN  
PROFESSIONAL**

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Certification or Registration: \_\_\_\_\_

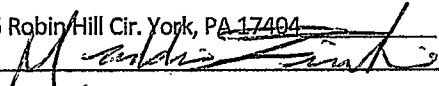
The applicant certifies that all information on this application is correct, and the work will be completed in accordance with the "approved" construction documents and PA Act 45 (Uniform Construction Code) and any additional approved building code requirements adopted by the Municipality. The property owner and applicant assume the responsibility of locating all property lines, setback lines, easements, rights-of-way, flood areas, etc. Issuance of a permit and approval of construction documents shall not be construed as authority to violate, cancel, or set aside any provisions of the codes or ordinances of the Municipality or any other governing body. The applicant certifies he/she understands all the applicable codes, ordinances, and regulations. Application for a permit shall be made by the owner or lessee of the building or structure, or agent of either, or by the registered design professional employed in connection with the proposed work.

**I certify that the code administrator or the code administrator's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.**

**SIGNATURE &  
DATE  
REQUIRED**

Applicant's Printed Name: Madison Finacchio \_\_\_\_\_

Applicant's Address: 165 Robin Hill Cir. York, PA 17404 Phone # \_\_\_\_\_

Applicant Signature :  Date : 05/07/2025 \_\_\_\_\_

E-Mail: \_\_\_\_\_

## LOT COVERAGE WORKSHEET (if applicable)

**Directions:** Complete this worksheet after taking accurate measurements of all existing impervious surfaces. All dimensions should be consistent with the attached site plan. If this worksheet is not completed or if information is left off, the Zoning Officer may deny the application or complete the worksheet using aerial photographs, previous building permits and any available site information (which may be inaccurate).

**ADDRESS:** 165 Robin Hill Circle York, PA 17404 **PIDN:** \_\_\_\_\_ **ZONING:** \_\_\_\_\_

1. **Lot Size (1 acre = 43,560 s.f.)** Lot size can be found on deed or tax assessment paperwork. Multiple the number of acres by 43,560 to obtain the total square feet (s.f.) of the lot.

0.21 ac.

9,104 s.f.

**EXISTING** (Indicate dimensions of existing structures/surfaces then multiply the dimensions to obtain s.f.)

2. House
3. Attached Garage
4. Attached Deck
5. Driveway (including stone)
6. Sidewalk/Patio
7. Detached Garage(s)
8. Decking (not attached to house)
9. Shed(s) or other accessory buildings
10. Pool (including surrounding concrete deck)
11. Barn(s)
12. Other \_\_\_\_\_

<u>Dimensions</u>				<u>Square Feet</u>
20	ft	x	34.5	ft
	ft	x		ft
	ft	x		ft
10.5	ft	x	40.5	ft
	ft	x		ft
	ft	x		ft
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	ft	x		ft

690 per floor

425.25

13. **Total Existing Lot Coverage** (add lines 2-12)

1,115.25 s.f.

14. **Total % of Existing Lot Coverage** (line 13 divided by line 1, then multiply by 100)

12 %

**PROPOSED** (Identify structure, i.e. addition, deck, garage, etc.)

15. 6 ft. Fence around perimeter \_\_\_\_\_
16. \_\_\_\_\_

<u>Dimensions</u>				<u>Square Feet</u>
	ft	x		ft
	ft	x		ft

168 Linear Ft

17. **Total Proposed Lot Coverage** (add lines 15 & 16)

168 s.f.

18. **Total Coverage in s.f. – existing & proposed** (add lines 13 & 17)

1,283.25 s.f.

19. **Total % Lot Coverage** (line 18 divided by line 1, then multiply by 100)

14 %

20. **Total % Lot Coverage permitted**

%

21. **Total Coverage in s.f. – permitted** (multiple line 20 by line 1)

s.f.

## For Township Use Only

### Review Notes

Tax Map _____	Parcel # _____	Zoning District _____
Subdivision _____		Use _____
Front Yard _____	Side Yard _____	Rear Yard _____ Access Drive _____
ZHB Action/Decision _____		Date _____
Floodplain Located Within Site _____ Yes _____ No _____ Study Done _____		
Historic Structure _Yes_ _No_ / Airport Hazard _Yes_ _No_ / Soil Erosion Plan _Yes_ _No_		
NOTE ANY EASEMENTS _____		
ARREARS/LEINS/JUDGEMENTS (per Act 90) _____ Yes _____ No _____		
STIPULATIONS _____		
Contractors Insurance Info: Policy # _____ Company: _____ Expiration Date _____		

Public Sewer Permit # \_\_\_\_\_ On-site Sewage Permit # \_\_\_\_\_ Issued \_\_\_\_\_

Storm Water Management Permit # \_\_\_\_\_ Issued \_\_\_\_\_

			Twp Application Fee		\$50.00	(362.411)
Permit #			Twp Zoning Fee:		X \$ =	(362.411)
Use Group			CA Review Fee:		X \$ =	(362.412)
Permit Type			CA Inspections:		X \$ =	(362.412)
UCC Applicable		Yes	No	If YES add \$4.50 Act 13 Training Fee		= (235.10)
Y or N	Construction Plans Submitted		Total Permit Fee			
			Minus fee submitted at submission =			
Issuance Date			Fee Due at ISSUANCE			

Zoning Officer Signature \_\_\_\_\_ Approval Date \_\_\_\_\_



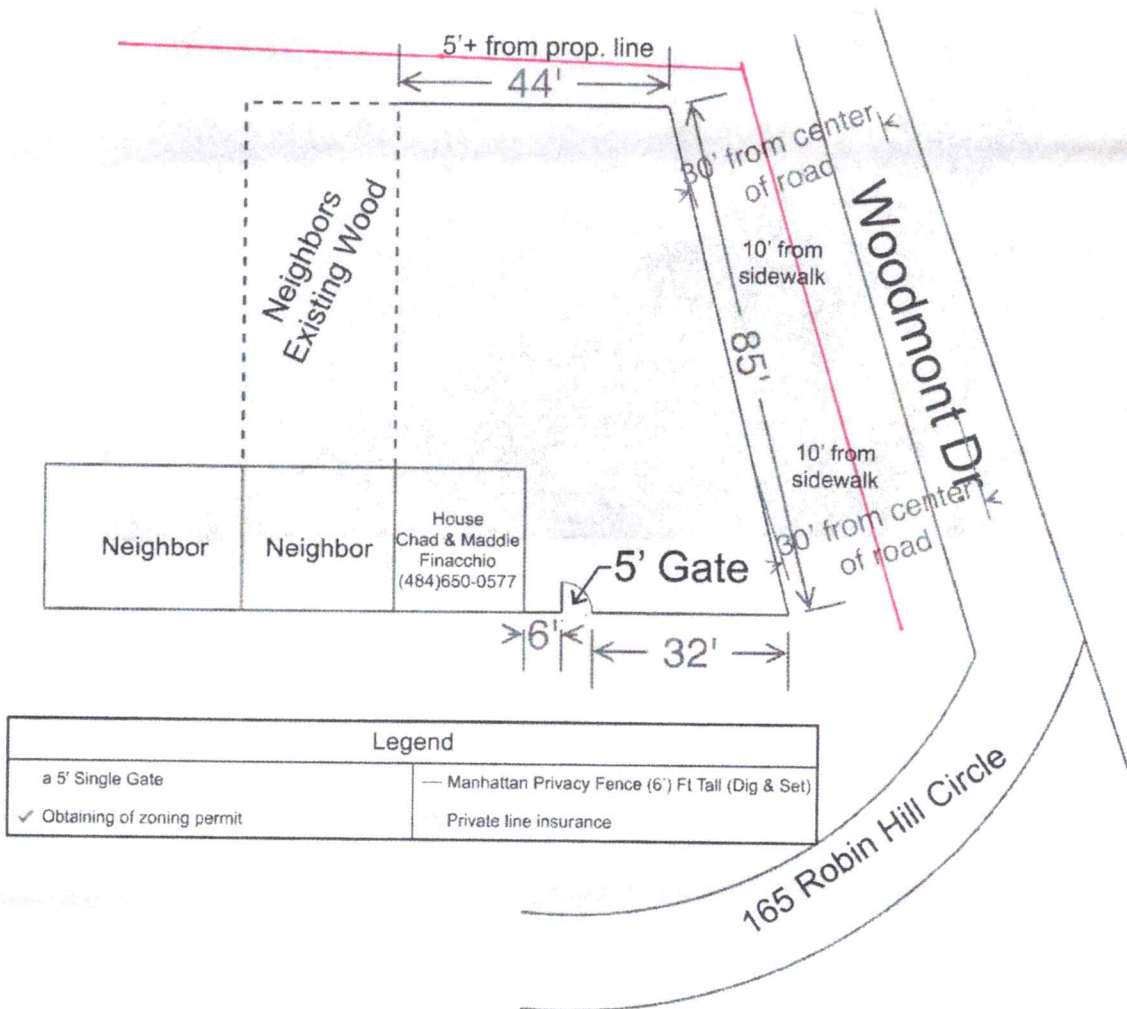


^ Aerial View of property and fence installation ^



— = property line

## Detail Plan



^ Diagram of the property and fence installation ^



^ Style of fence selected ^





^ Visual of street view and where the corner of the fence would be installed ^





^ Visual of street view and where the corner of the fence would be installed ^





# Manchester Township Zoning Hearing Board Special Exception & Variance Application

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<b>Application Number:</b>	2025-06	<b>ZHB Hearing Date:</b>	06/04/2025
<b>Applicant(s):</b>	MRPI Willow Springs, LLC	<b>Tax Map Parcel:</b>	36-MH-0025.A
<b>Property Owner(s):</b>	MRPI Willow Springs, LLC	<b>Lot Size:</b>	57 acres
<b>Property Location:</b>	500 & 550 Willow Springs Lane	<b>Zoning:</b>	Industrial

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## Project Narrative:

The applicant is requesting a special exception pursuant to §27-1102(5) to permit an 8-foot security fence where the maximum fence height in the side and rear yards is 6-feet.

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## Property Characteristics:

1. The subject property is being constructed with a 270,867-sf warehouse and is almost complete.
2. The property was subdivided in 2022 creating the existing 57-acre parcel.
3. In 2023, a land development plan was recorded authorizing the construction of two warehouse buildings on the subject property.
4. The proposed fence location is in the side and rear yards and will not obstruct any clear sight triangle.
5. Adjacent properties:

	Use	Zoning
North	Industrial	Industrial and E. Manchester Twp.
South	Industrial	Industrial
West	Industrial	Industrial
East	Industrial	Industrial and E. Manchester Twp.

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



McNees Wallace & Nurick LLC  
100 Pine Street  
Harrisburg, PA 17101

**McNees**

**James M. Strong**  
Direct Dial: 717.237.5200  
Direct Fax: 717.260.1662  
jstrong@mcneeslaw.com

May 14, 2025

**VIA HAND DELIVERY & E-MAIL**

Zoning Hearing Board  
Manchester Township  
3200 Farmtrail Road  
York, PA 17406-5699

**RE: MRPI Willow Springs LLC  
Zoning Hearing Board Application  
Our File No. 78720-0002**

Dear Board Members:

MRPI Willow Springs LLC (the "Owner") is responsible for developing Expressway Commerce Center which includes two (2) warehouse/distribution center buildings and related improvements on an approximately 57-acre parcel located at 500 & 550 Willow Springs Lane in Manchester Township (the "Township"), York County, Pennsylvania, and known as York County Parcel Id. No. 36-000-MH-0025.A0-00000 (the "Property"). The Property is located in the Township's Industrial District (the "I District"). Warehousing and distribution uses are permitted by right in the I District.

The Owner has confirmed that a Fortune 500 auto parts distributor (the "Tenant") intends to lease Building A. Due to the nature of the Tenant's operations and products, the Owner intends to install an approximately eight (8') foot tall security fence, including two (2) gates, so as to better secure the truck court for Building A.

Pursuant to Section 27-1102.5 of the Zoning Ordinance, fences are permitted to exceed a height of three (3') feet in the front yard and six (6') feet in the side and rear yards with special exception approval. Therefore, the Owner requests special exception approval pursuant to Section 27-1102.5 of the Zoning Ordinance in order to install an approximately eight (8') foot tall security fence so as to better secure the truck court for Building A on the Property.

Enclosed in support of the Application are the following:

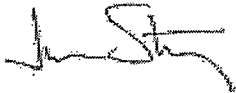
1. Six (6) paper copies of the Application for Zoning Hearing;
2. A check in the amount of Six Hundred Fifty Dollars (\$650.00) made payable to the Township for the filing fee;
3. Six (6) paper copies of the adjacent property owner information;
4. Six (6) paper copies of a photographic example exhibit;

5. Six (6) paper copies of the Site Plan;
6. Six (6) paper copies of a narrative providing justification for the requested special exception approval.

We request that a hearing be scheduled on the Application by the Zoning Hearing Board at its earliest convenience. Please advise the undersigned of the date and time of the hearing once it has been scheduled. It is our understanding that the Township will provide appropriate public notice and post the Property as required under the Pennsylvania Municipalities Planning Code. We would also request that the Township arrange to have a stenographer present at the hearing.

Lastly, please send all correspondence related to the Application to the undersigned rather than to the Owner.

Sincerely,



James M. Strong  
McNEES WALLACE & NURICK LLC

Enclosures

c: Matthew Clymer (via e-mail w/ enclosures)  
Tim Hudson (via e-mail w/ enclosures)

MANCHESTER TOWNSHIP  
3200 Farmtrail Road  
York, PA 17406-5699

FOR OFFICE USE ONLY

Application # ZH13 2025-06

Date of Hearing 6/4/25

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

CONTINUED HEARING

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

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

**APPLICATION FOR ZONING HEARING**

1. **Applicant's Name** MRPI Willow Springs LLC (attn: Tim Hudson)

**Address:** 509 S. Exeter Street, Suite 216, Baltimore, MD 21202

**E-mail Address:** thudson@mrpindustrial.com

**Phone Number:** (443) 834-2954

2. **Property Owner's Name:** Applicant is Owner

**Address:** Same as above

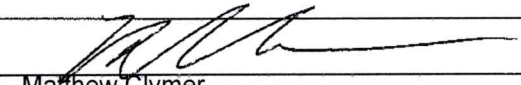
3. **Property Location** 500 & 550 Willow Springs Lane, York, PA 17406

4. **Zoning District** Industrial

**UPI #** 36-000-MH-0025.A0-00000

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.

  
Matthew Clymer  
Signature of Applicant / Authorized Representative

**Date** 5/13/25

OFFICE USE ONLY BELOW THIS LINE

Date Application Received 5/14/25  
Date Application Fee Received \_\_\_\_\_

Property Posted 5/27/25

	Date
Certified to ZHB	
Newspaper Advertisement of Hearing	<u>5/16/25</u>
Notice Mailed to Twp. Supervisors & ZHB	
Notice Mailed to Applicant & Adjacent Property Owners	<u>5/16/25</u>
Application Withdrawn	
Hearing Held	
Planning Commission Review	
Continued Hearing Held	
Permit (GRANTED / REFUSED)	

Conditions for Approval \_\_\_\_\_

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

Special exception approval pursuant to S. 27-1102.5, so as to permit a security fence with an overall height of approximately eight (8') feet.

6. **Description of Proposed Work and Use:** Construct a security fence with an overall height of appropriately eight (8') feet.

7. **Existing Use of Land / Buildings:** Warehousing and distribution use (previously approved)

8. **Number of Proposed Buildings / Structures:** \_\_\_\_\_ **And:** \_\_\_\_\_

a	<b>Height of Building / Structures</b> (security fence)	<b>Feet :</b> Approx. 8'	<b>Stories:</b>	N/A
b	<b>Type of Construction</b>	Black vinyl-coated chain link		
c	<b>Number of Families / Dwelling Units</b>	N/A		
d	<b>Habitable Floor Area for Each Dwelling Unit</b>	N/A		
e	<b>If Mobile Home, Title Holder's Name / Address</b>	N/A		

9. **Off Street Parking Spaces:** N/A

a	<b>Required</b>	N/A	b.	<b>Proposed</b>	N/A
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10. **Water System:** (check a, b or c) N/A

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

11. **Sewage System:** (check a, b or c) N/A

a	<b>Public</b>	N/A	c. Other	N/A
b	<b>On-Site</b>	N/A	<b>Penn DEP Approved #</b>	N/A

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.) See attached property owner list.

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) N/A

**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?)

N/A

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

- ( ) 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?)

N/A

- 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?)

N/A

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

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

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**



**Photographic Example Exhibit – Black Vinyl Coated Chain Link Fence**

## **ZONING APPLICATION NARRATIVE MRPI WILLOW SPRINGS LLC**

### **I. INTRODUCTION**

MRPI Willow Springs LLC (the "Owner") is responsible for developing Expressway Commerce Center which includes two (2) warehouse/distribution center buildings and related improvements on an approximately 57-acre parcel located at 500 & 550 Willow Springs Lane in Manchester Township (the "Township"), York County, Pennsylvania, and known as York County Parcel Id. No. 36-000-MH-0025.A0-00000 (the "Property"). The Property is located in the Township's Industrial District (the "I District"). Warehousing and distribution uses are permitted by right in the I District.<sup>1</sup>

The Owner has confirmed that a Fortune 500 auto parts distributor (the "Tenant") intends to lease Building A. Due to the nature of the Tenant's operations and products, the Owner intends to install an approximately eight (8') foot tall security fence, including two (2) gates, so as to better secure the truck court for Building A. A site plan (the "Plan") and a photographic example exhibit (the "Exhibit"), which shows the proposed fence location and details, are enclosed.

Pursuant to Section 27-1102.5 of the Zoning Ordinance, fences are permitted to exceed a height of three (3') feet in the front yard and six (6') feet in the side and rear yards with special exception approval. Therefore, the Owner requests special exception approval pursuant to Section 27-1102.5 of the Zoning Ordinance in order to install an approximately eight (8') foot tall security fence so as to better secure the truck court for Building A on the Property.

### **II. REQUEST FOR SPECIAL EXCEPTION APPROVAL**

#### **A. Special Exception Approval to Permit Installation of an Approximately Eight (8') Foot Tall Security Fence Surrounding the Truck Court of Building A (Section 27-1102.5)**

Section 27-1102.5 of the Zoning Ordinance states that the maximum permitted fence height is three (3') feet in front yards and six (6') feet in side and rear yards. As depicted on the Plan, a security fence with an overall height of approximately eight (8') feet is proposed to be located around the truck court for Building A. Therefore, the Owner requests that the Zoning Hearing Board grant special exception approval, so as to permit installation of an approximately eight (8') foot tall security fence surrounding the truck court of Building A on the Property.

The height of the proposed fence reflects industry standards and practices. In warehousing and distribution, especially for areas like truck courts, fences with a height of at least eight (8') feet have become the industry standard. The proposed eight (8') foot tall security fence has many benefits, including: (i) visual deterrence; (ii) protection; (iii) controlled access; (iv) reduced risk of vandalism and theft; and (v) safety.

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<sup>1</sup> Section 27-903.1.G of the Township's Zoning Ordinance (the "Zoning Ordinance") permits warehousing and distribution uses by right in the I District.

Additionally, as depicted on the Exhibit, the security fence is proposed to be black vinyl-coated chain link material. The proposed fence's color and material result in a more visually appealing fence than galvanized steel chain link fencing typically used in warehousing and distribution and other industrial developments.

Further, the Zoning Ordinance already permits security fence heights to exceed six (6') feet for certain other industrial uses, including natural production uses, which are permitted in the I District.<sup>2</sup> Although fences are not subject to setback requirements and are permitted to be located up to the lot lines, the proposed fence is designed to be set back from all Property lines distances greater than its height. Finally, at the hearing, the Owner will present testimony and supporting documentation describing the need for the eight (8') foot tall security fence.

#### **B. General Criteria for All Special Exception Applications (Section 27-1204.2)**

The general criteria that apply to all applications for special exception approval are set forth in Sections 27-1204.2 of the Zoning Ordinance. First, the Application is consistent with certain purpose and intent statements of the Zoning Ordinance as set forth in Section 27-102, including helping to promote, protect or facilitate: (i) public safety; (ii) general welfare; (iii) coordinated and practical community development; and (iv) vehicle parking and loading, as well as preventing loss of property. If approved, the Application will not be detrimental to the health, safety, or welfare of the neighborhood where the Property is located. Second, if approved, the Application will not injure or detract from the use or enjoyment or character of adjoining or nearby properties, nor cause land deterioration or a potential decrease in value of surrounding properties. Third, the Application if approved, will not substantially change the character of the Property's neighborhood. Further, the Application complies with all applicable requirements for fences in the I District. Next, the Application does not propose development within the FP-Floodplain District. Additionally, if approved, the Application will not impair the integrity of the Township's Comprehensive Plan. The Application is not incompatible with the existing traffic conditions and adjacent uses. Finally, if approved, the Application will not be more objectionable to nearby properties by reason of noise, odor, fumes, vibration, glare, smoke or other potential nuisance or safety hazard.

### **III. CONCLUSION**

Finally, the fact that a use is permitted as a special exception evidences a legislative decision that the particular type of use (in this case, an approximately eight (8') foot tall security fence) is consistent with the zoning plan and presumptively consistent with the health, safety and welfare of the community. *Id.*; *Northampton Area Sch. Dist. v. East Allen Twp. Bd. of Supervisors*, 824 A.2d 372, 376 (Pa. Commw. 2003); *Abbey v. Zoning Hearing Bd. of East Stroudsburg*, 559 A.2d 107, 109 (Pa. Commw. 1989); *Warren Cty. Probation*

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<sup>2</sup> See Section 27-903.2.B of the Zoning Ordinance permitting natural production uses by special exception approval in the I District, and Section 27-1242.1.F permitting security fences with a height of eight (8') feet.

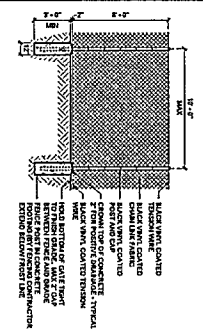
*Ass'n v. Warren Cty. Zoning Hearing Bd.*, 414 A.2d 398, 399 (Pa. Commw. 1980); *Foster Grading Co. v. Venango Twp. Zoning Hearing Bd.*, 412 A.2d 647, 629 (Pa. Commw. 1980).

Therefore, a special exception application that satisfies objective standards of the Zoning Ordinance must be granted unless the opponents present sufficient evidence that the use will generate adverse impacts not normally generated by this type of use and that these impacts will pose a substantial threat to the health and safety of the community. *Greaton Props., Inc. v. Lower Merion Twp.*, 796 A.2d 1038, 1045 (Pa. Commw. 2002); *In re Cutler Group, Inc.*, 880 A.2d 39, 43 (Pa. Commw. 2003). Such evidence cannot consist of mere speculation, bald assertions, or personal opinions and perceptions of the effect of the use on the community. *Id.* Rather, opponents must demonstrate that there is a *high degree of probability* that the use will cause a substantial harm that is not normally associated with the proposed use. *Id.*; *Ruddy v. Lower Southampton Twp. Zoning Hearing Bd.*, 669 A.2d 1051, 1057 (Pa. Commw. 1995).

For the foregoing reasons, the Owner respectfully requests that the Zoning Hearing Board grant the requested special exception approval.







4	CHAIN LINK FENCE DETAIL
1/4" = 1'-0"	



## LE DÉTAIL

**Positive W**

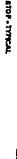


## 5 GAIE



PATIO AREA

**THE UNIVERSITY OF CHICAGO**



## TYPICAL WHEEL



TYPICAL JOINT AT VERTICAL WALL AND PAVEMENT



### TYPICAL JOINT AT FLOOR SLAB AND PAVING



**TYPICAL JOINT AT VERTICAL WALL/REVEAL AND PAVING**



# Manchester Township Zoning Hearing Board Special Exception & Variance Application

**Application Number:** 2025-07  
**Applicant(s):** Alex Kocman  
**Property Owner(s):** Alex Kocman  
**Property Location:** 600 Olmstead Way

**ZHB Hearing Date:** 06/04/2025  
**Tax Map Parcel:** 36-25-0063  
**Lot Size:** 0.356 acres  
**Zoning:** Residential Medium

## Project Narrative:

The applicant is requesting a variance from §27-0007(2)(I) to allow a chicken coop for emotional support/registered chickens (§27-1117.4 and §27-1118.5) to be set back 82' from the nearest residential dwelling where 200' is required.

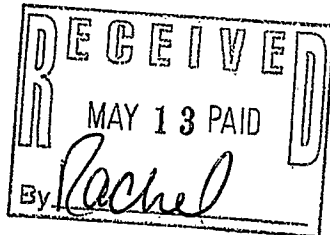
## Property Characteristics:

1. The subject property is improved with a single-family dwelling in Penn State Estates Phase 1.
2. The dwelling was constructed in 1994.
3. Adjacent properties:

	Use	Zoning
North	Residential	Residential Medium
South	Residential & Park	Residential Medium
West	Residential & Park	Residential Medium
East	Residential	Residential Medium

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

MANCHESTER TOWNSHIP  
3200 Farmtrail Road  
York, PA 17406-5699



**FOR OFFICE USE ONLY**

Application # 2025-07

Date of Hearing 6/4/25

Time of Hearing 6:00 PM

CONTINUED HEARING

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

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

**APPLICATION FOR ZONING HEARING**

1. Applicant's Name: Alex Kocman

Address: 600 Olmstead Way

E-mail Address: ajkocman@gmail.com

Phone Number: 717-424-8911

2. Property Owner's Name: Alex Kocman

Address: 600 Olmstead Way

3. Property Location 600 Olmstead Way

4. Zoning District Medium Density Residential

UPI # 36-000-25-0063.00-00000

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 May 13, 2025

**OFFICE USE ONLY BELOW THIS LINE**

Date Application Received 5/14/25

Property Posted 5/27/25

Date Application Fee Received \_\_\_\_\_

Certified to ZHB

Date

Newspaper Advertisement of Hearing

5/16/25

Date 5/21/25

Date 5/27/25

Notice Mailed to Twp. Supervisors & ZHB

Date

Notice Mailed to Applicant & Adjacent Property Owners ☒

Date 5/19/25

Application Withdrawn

Date

Hearing Held

Date

Planning Commission Review

Date

Continued Hearing Held

Date

Permit (GRANTED / REFUSED)

Date

Conditions for Approval \_\_\_\_\_

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

Request for a Special Exception under §27-1117(2)(l)(1) to permit placement of a small backyard coop and run approximately 82 feet from the nearest neighboring residential dwelling, where the ordinance otherwise requires a 200-foot setback for buildings used for the housing of poultry.

This request is made in conjunction with the protection afforded for assistance animals under §27-1117(4) and the Federal Fair Housing Act.

**6. Description of Proposed Work and Use:**

Construction of a small, secure, and fully contained wooden coop (6' x 4') with an attached run (12' x 7') in our fenced backyard to house emotional support chickens for our children's documented therapeutic needs. The proposed location is approximately 82 feet from the nearest residential structure, where the ordinance requires 200 feet. This special exception is requested in keeping with federal housing protections for assistance animals and to accommodate our family's unique needs.

**7. Existing Use of Land / Buildings:**

None; the section of the property in question is a corner of our lot with no grass, mulched over from diseased trees that were removed several years ago. Area is surrounded by fence, other trees, and shrubbery obscuring its visibility.

**8. Number of Proposed Buildings / Structures: 1**

**And:**

<b>a</b>	<b>Height of Building / Structures</b>	<b>Feet</b>	6	<b>Stories</b>
<b>b</b>	<b>Type of Construction</b>		Chicken coop & run.	
<b>c</b>	<b>Number of Families / Dwelling Units</b>		N/A	
<b>d</b>	<b>Habitable Floor Area for Each Dwelling Unit</b>		N/A	
<b>e</b>	<b>If Mobile Home, Title Holder's Name / Address</b>		N/A	

**9. Off Street Parking Spaces:**

<b>a</b>	<b>Required</b>	N/A	<b>b.</b>	<b>Proposed</b>
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**10. Water System:** (check a, b or c)

<b>a</b>	<b>Public</b> ✓	<b>Company Name</b>
<b>b</b>	<b>On-Site Well</b>	<b>c</b> <b>Other (Specify )</b>

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

<b>a</b>	<b>Public</b> ✓	<b>c. Other</b>
<b>b</b>	<b>On-Site</b>	<b>Penn DEP Approved #</b>

**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.)

Address	Owner	PARID
580 Olmstead Way	Swisher Rhonda K	36-000-28-0087.00-00000
610 Olmstead Way	Keller Jeffery L & Tammy J	36-000-25-0065.00-00000
615 Olmstead Way	Webb Eric C	36-000-25-0017.00-00000
630 Olmstead Way	Patel Vijay G & Lalita V	36-000-25-0066.00-00000
2705 Coldspring Rd	Pakstis Stanley A & Kristi	36-000-28-0090.00-00000
2710 Coldspring Rd	Rose Patrick J & Karen M	36-000-28-0088.00-00000
2715 Coldspring Rd	Graham Vickie S & Herrmann Daniel A	36-000-28-0089.00-00000
2725 Coldspring Rd	Colberg Douglas D Jr & Kelly A	36-000-28-0071.00-00000
2735 Coldspring Rd	Godfrey Donald L Jr &	36-000-28-0072.00-00000

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

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

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

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

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

The proposed keeping of small animals (chickens) will be in harmony with the character of the neighborhood because the practice of keeping small animals or pets is already common in the community. The animals will be properly confined and cared for, with no disruption to neighboring properties. The use will blend naturally with the residential setting without changing the appearance, character, or peaceful enjoyment of nearby homes.

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

The proposed structure will not be detrimental to neighboring properties or persons because all animals will be securely confined to the applicant's property in compliance with the township ordinance. Enclosures will be maintained cleanly and responsibly, preventing odors, pests, or unsightly conditions. Noise will be kept to a reasonable level, consistent with normal residential living. All waste will be disposed of promptly and properly, minimizing any environmental or health concerns.

**c) If the special exception is granted, show how the provisions of Section 2-204 of the Zoning Ordinance will be met. (Please attach a separate sheet of paper as needed.)**

The proposed use fully complies with the provisions of Section 2-204 of the Zoning Ordinance:

- 2-204(A): All animals will be securely confined to the property by appropriate enclosures or leashes, and will not be allowed to roam onto other properties without permission.
- 2-204(B): Any animal enclosures will be kept clean, sanitary, and appropriately sized, with adequate drainage to maintain health and safety standards.
- 2-204(C): All animal waste will be promptly removed and disposed of in a sanitary manner to prevent health hazards or nuisance conditions.

All activities related to animal keeping will be conducted in a way that respects both the letter and spirit of the ordinance and protects the well-being of the neighborhood.



**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?)

Strict application of the ordinance requiring a 200-foot setback for the keeping of small animals (chickens) makes reasonable use of the property impractical, since no area on our standard-sized residential lot meets this requirement. This effectively prohibits the keeping of a small backyard coop, even though the coop would be securely constructed, properly maintained, and placed a reasonable distance (82 feet) from the nearest neighboring residence.

Furthermore, our family has a legal right under the Federal Fair Housing Act to keep emotional support animals, which includes small animals such as chickens, for the documented therapeutic needs of our children. This federal protection applies regardless of local zoning barriers that would otherwise make reasonable accommodation impossible without relief.

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

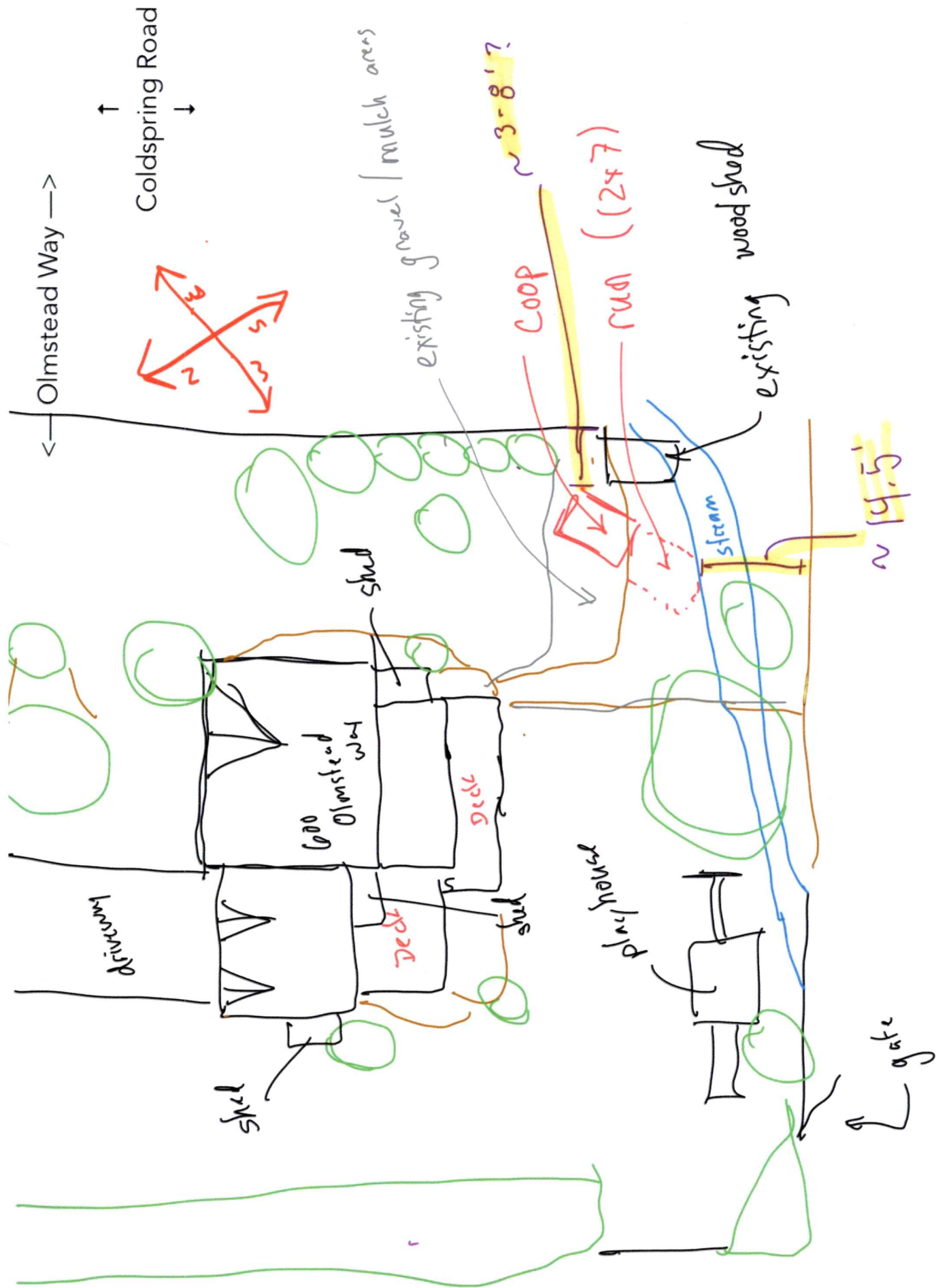
- ( ☒ ) The result of application of the Manchester Township Zoning Ordinance
- ( ☐ ) Due to unique physical circumstances of the property in question not shared by neighboring properties such as: the shape of lot, the width of lot or the topography of the lot
- ( ☒ ) Not financial in nature
- ( ☒ ) 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 small coop and run will be located discreetly in a fenced, mulched area of our backyard, shielded by existing trees and shrubbery, with no visible impact on the neighborhood. The keeping of a small number of chickens will produce no noise, odor, or environmental concerns beyond what is common with other household pets. The placement and care of the coop will not alter property values, public health, or the peaceful enjoyment of neighboring properties.

- 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 proposed setback of approximately 82 feet is the farthest distance reasonably achievable on our lot while maintaining functionality, safety, and responsible stewardship of our property. Reducing the 200-foot setback to this distance allows us to meet our family's documented therapeutic needs while still respecting the rights and welfare of our neighbors. No greater or more intrusive variance is being requested than absolutely necessary.



Olmstead Way →

