



Manchester Township Zoning Hearing Board

AGENDA

August 6, 2025, at 6:00 p.m.

CALL TO ORDER

PLEDGE TO THE FLAG

NEW BUSINESS:

- **ZHB 2025-11** – Wagman Construction/SPCA, special exception pursuant to §27-1102.5 to permit an 8-foot fence at 3159 N. Susquehanna Trail, 36-000-LH-0001.Q0, in the Industrial District.
- **ZHB 2025-13** – Nicole Cornish, use variance from §27-1502, and §27, Attachment 3, to permit an in-home massage parlor where the use is not permitted in the Residential Medium District at 369 Woodland View Drive, 36-000-04-0079.00.

ADJOURN



Manchester Township Zoning Hearing Board Special Exception Application Briefing

Application Number:	2025-11	ZHB Hearing Date:	08/06/2025
Applicant(s):	Wagman Construction	Tax Map Parcel:	36-LH-0001.Q0
Property Owner(s):	SPCA of York County	Lot Size:	5 acres
Property Location:	3159 Susquehanna Trail	Zoning:	Industrial

Project Narrative:

The applicant requests a special exception pursuant to §27-1102.5 to permit an 8-foot fence at the SPCA, 3159 North Susquehanna Trail, 36-000-LH-0001.Q0, in the Industrial District.

Property Characteristics:

1. The subject property is improved with a dog shelter.
2. The property is served by public water and public sewer.
3. Adjacent properties:

	Use	Zoning
North	Industrial	Industrial
South	Industrial	Agriculture
West	Industrial	Industrial & Agriculture
East	Industrial	Industrial

Special Exception Request:

1. The applicant proposes to install an 8-foot fence. This fence would create an additional yard for exercising dogs.

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 # 2025-11
Date of Hearing 8/16/25
Time of Hearing 6pm

CONTINUED HEARING

Date of Hearing _____
Time of Hearing _____

APPLICATION FOR ZONING HEARING

1. **Applicant's Name** Wagman Construction
Address: 3290 North Susquehanna Trail, York, PA 17406
Kevin Hubbell, KPhubbell@wagman.com **Phone Number** (717) 764-6109
2. **Property Owner's Name:** SPCA of York County
Address: 3159 North Susquehanna Trail, York, PA 17406
3. **Property Location** 3159 North Susquehanna Trail, York, PA 17406
4. **Zoning District** ~~Manchester Township~~ Industrial **UPI #** 36-000-LH-0001.Q0

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]

Signature of Applicant / Authorized Representative

Date June 26, 2026

OFFICE USE ONLY BELOW THIS LINE

Date Application Received <u>7/1/25</u>	Property Posted _____
Date Application Fee Received <u>7/1/25</u>	
Certified to ZHB <u>notified ZHB</u>	Date <u>7/1/25</u>
Newspaper Advertisement of Hearing	Date <u>7/22/25</u> Date <u>7/29/25</u>
Notice Mailed to Twp. Supervisors & ZHB	Date _____
Notice Mailed to Applicant & Adjacent Property Owners	Date <u>7/18/25</u>
Application Withdrawn	Date _____
Hearing Held	Date _____
Planning Commission Review	Date _____
Continued Hearing Held	Date _____
Permit (GRANTED / REFUSED)	Date _____
Conditions for Approval _____	

5. Nature of **SPECIAL EXCEPTION** / VARIANCE / INTERPRETATION requested and SECTION NUMBER: _____27-1102 Section 5 in the Supplemental Regulations Document. See attached.

_____6. Description of Proposed Work and Use: Request to install a 8' tall chain link fence for a dog run play area

_____7. Existing Use of Land / Buildings: Care of abuse and abandoned animals

8. Number of Proposed Buildings / Structures: _____ 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
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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.

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 purpose of the request to install the height of the 8' fence is used to help protect animals from being able to be physically thrown into the new proposed fenced in area.

This is a signifacant issue and concern of the SPCA with only having an 6' tall fence as this has happened to them before with existing fence structures only being 6' tall. See attached drawings representing the proposed work and location of the fenced in area.

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

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.)

We will be sure to keep the fence out of run storm water off areas and it will be well within the property set backs and well out of any concerns regarding vehicular safety issues pertaining any line of sight concerns.

Part 11
SUPPLEMENTAL REGULATIONS

§ 27-1101. Performance Standards for All Uses. [Ord. 1996-1, 1/23/1996, § 1100]

1. All uses shall be subject to and comply with the following regulations, where applicable.
 - A. Noise Pollution and Vibration. "Rules and Regulations" of the Pennsylvania Department of Environmental Protection.
 - B. Air Pollution. Airborne Emissions and Odor. "Rules and Regulations" of the Pennsylvania Department of Environmental Protection.
 - C. Water Pollution. The Clean Streams Law, June 22, 1937 P.L. 1987, 35 P.S. 691.1 as amended.
 - D. Mine Reclamation and Open Pit Setback. Pennsylvania Act 147, the "Surface Mining Conservation and Reclamation Act" of 1971.
 - E. Glare and Heat. "Rules and Regulations" of the Pennsylvania Department of Environmental Protection.
 - F. Outside Industrial Storage. No outside industrial storage including junk yards shall be located on land with a slope in excess of 5% of within 100 feet of a public right-of-way.
 - G. No use or operations shall be permitted which creates a public nuisance or hazard to adjoining property by reason of fire, explosion, radiation or other similar cause.
 - H. Outdoor Lighting. All outdoor lighting shall be so arranged and shielded so that no unreasonable glare or illumination is cast upon adjoining residential uses in any district or upon any public street.
 - I. Subdivision and land developments shall be reviewed in accordance with the requirements of the Subdivision and Land Development Ordinance [Chapter 22].
 - J. Act 101, Municipal Waste Planning, Recycling and Waste Reduction Act, Act of July 28, 1988, P.L., No. 101 (Act 101), as amended.
 - K. Act 537, Pennsylvania Sewage Facilities Act, Act of January 24, 1966, P.L. 1535, No. 537 (as amended).

§ 27-1102. Accessory Structures. [Ord. 1996-1, 1/23/1996, § 1101; as amended by Ord. 2003-10, 5/13/2003, § 2; by Ord. 2005-12, 12/13/2005, § 1, Parts 16 and 17; and by Ord. 2010-11, 10/12/2010, § 3]

1. An accessory structure or utility shed shall not be built within any front yard unless authorized as a special exception by the Zoning Hearing Board.
2. An accessory structure may be built in a side yard or rear yard, provided that such accessory structure shall be located not less than 10 feet from all lot lines in all districts. The setback of an accessory structure may be reduced by special exception granted by the Zoning Hearing

Board.

3. A utility shed is a type of accessory structure that has a maximum floor area of 144 square feet and a maximum height of eight feet. A maximum of one utility shed may have a reduced minimum side or rear setback of three feet from a lot line, other than a street right-of-way. Any other utility shed shall meet the setback requirements of Subsection 2 above.
4. A maximum of two accessory buildings or utility sheds or combination thereof shall be allowed on a lot on which the principal building is a dwelling. Any additional numbers of accessory buildings shall require special exception approval from the Zoning Hearing Board. See height requirements in § 27-1106, Subsection 2.
5. No fence or wall (except a retaining wall or a wall of a building permitted under the terms of this chapter) shall be erected to a height of more than three feet in a front yard area and more than six feet in any other yard area unless authorized by special exception. Setback requirements shall not apply to fences so that fences shall be permitted to be constructed up to the property line. All other regulations regarding easements, rights-of-way, height and clear sight triangles shall also apply. A fence may only be placed within a stormwater easement only if special exception approval is granted. To obtain such approval, the applicant shall show that the proposed fence would not adversely affect stormwater flows.
6. Attached Structures. A permanent-roofed accessory structure, attached to the principal building, is considered a part of the principal building for all regulatory purposes.
7. Detached Structures. Any utility shed or accessory structure shall be located at least five feet from the principal structure.

§ 27-1103. Animals and Animal Structure, Noncommercial. [Ord. 1996-1, 1/23/1996, § 1102; as amended by Ord. 2005-12, 12/13/2005, § 1, Part 18]

1. The keeping of horses for private use and enjoyment shall be permitted in the A-Agricultural District and RL-Low Density Residential District subject to the following provisions:
 - A. That at least five acres be provided for the first horse and an additional two acres for each additional horse on the premises.
 - B. That the building housing the horse(s) is not less than 200 feet from any residential structure other than that of the owner of the property.
 - C. That no business use of such horse(s) shall be allowed (i.e., riding stable, grooming school, boarding of horses for payment, etc.).

§ 27-1104. Area and Bulk Regulations. [Ord. 1996-1, 1/23/1996, § 1103]

1. Notwithstanding the lot area and width requirements contained in this chapter for the districts specified, the following shall apply:
 - A. Lot areas shall be increased to be a size as deemed necessary by reason of poor soil conditions determined by percolation tests, in areas with slopes steeper than 20% grade, or in drainage ways.

CLIENT: WAGMAN CONSTRUCTION

PROJECT: YORK COUNTY SPCA DOG RUN

3159 N SUSQUEHANNA TRAIL, YORK, PA 17406

JUNE 3, 2025

DRAWING LIST

COVERSHEET

COVERSHEET

ARCHITECTURAL

A-101 SITE PLAN, AND DETAILS

Total # of drawings: 2

GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND ACCEPTED INDUSTRY STANDARDS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, ETC. REQUIRED BY THE JURISDICTION IN WHICH THE PROJECT IS LOCATED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND ESTABLISHING THE EXISTING CONDITIONS FOR THE PROJECT.
4. MAINTAIN THE STRUCTURAL INTEGRITY OF ALL REMAINING BUILDING ELEMENTS. DO NOT MODIFY ANY EXISTING STRUCTURAL ELEMENTS WITHOUT EXPRESS WRITTEN PERMISSION FROM A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF PENNSYLVANIA.
5. WORK: GENERAL CONTRACTOR SHALL COORDINATE CONSTRUCTION AROUND EXISTING EQUIPMENT, CONDUIT, AND UTILITIES. GENERAL CONTRACTOR SHALL COORDINATE CONSTRUCTION AROUND EXISTING EQUIPMENT, CONDUIT, AND UTILITIES.
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7. CONTRACTOR SHALL COORDINATE CONSTRUCTION AROUND EXISTING EQUIPMENT, CONDUIT, AND UTILITIES.
8. ALL WORK SHALL BE COMPLETED TO THE DEPTH AND QUALITY INDICATED ON THE PLANS. WORK REQUIRED TO BE REWORKED SHALL BE IDENTIFIED AND REWORKED.
9. CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT THE EXISTING STRUCTURE OF THE BUILDING.
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ABBREVIATIONS

AND	ABBREVIATIONS
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THINK
Something Greater...
design LLC

1332 EAST CHOCOLATE AVENUE
HERSHEY, PA 17033

PERMIT SET

CODE REVIEW

AUTHORITY HAVING JURISDICTION:

APPLICABLE CODES:

2018 IBC INTERNATIONAL BUILDING CODE

2018 IBC INTERNATIONAL BUILDING CODE

2018 IBC INTERNATIONAL BUILDING CODE

2018 IBC INTERNATIONAL BUILDING CODE

PROJECT DESCRIPTION:

THE INSTALLATION OF A 100 AMP 240V 3-PHASE SERVICE INTO TWO AREAS.

THE PROJECT SHALL BE COMPLETED WITHIN A 90 DAY PERIOD.

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[illegible]

THINK PROJECT NUMBER

DESCRIPTION

DATE: _____
TIME: 03:30:37

SCALE:

As Indicated	
DRAWN BY: BDM	CHECKED BY: PEB

[illegible]

[illegible]

PLUMBING FIXTURE SCHEDULE									
TAG	DESCRIPTION	MANUFACTURER	MODEL	MOUNTING HEIGHT AF INCHES	PIPE SIZES (INCHES)			REMARKS/ACCESSORIES	
	WALL MOUNTED				CW	HW	VENT	WASTE	
WH-1	WALL HANGING WATER HYDROB	ZURN	Z1395SL	36"	3/4"	"	"	"	CASINO QUANTO
NOTE: CASINO MOUNTING HEIGHTS OF WALL MOUNTED FIXTURES WITH ARCHITECTURAL FINISHES PROVIDE KDA WALLTIE/URAL DOWNS. PROVIDE KDA WALLTIE/URAL HANDLES FOR KDA FLUZZETS. PROVIDE PERFORMED OVERLAP INSULATION AND PVC ADJACKET FOR EXPOSED PIPING ON WALL MOUNTED FIXTURES.									

* THE WORK OF THIS SECTION INCLUDES, BUT IS NOT LIMITED TO THE PLUMBING SYSTEM

[illegible][illegible]

- PROVIDE CLIP-ON CHROME-PLATED ESCUTCHEONS AT ALL EXPOSED WALL, FLOOR AND CEILING PENETRATIONS

- PROVIDE STEEL PIPE SLEEVES IN MASONRY WALL PENETRATIONS AND SHEET METAL SLEEVES (TIGHTLY FITTED TO THE CUT OPENING) IN WOOD PENETRATIONS.
- PROVIDE 3M FIRE CALKING IN ALL SLEEVES IN WALL AND FLOOR PENETRATIONS.

- PROVIDE 100% SILICONE CAULKING FOR PLUMBING FIXTURES AT WALL, FLOOR AND COUNTER TOPS

- PROVIDE PERMANENT LABELS ON ALL EQUIPMENT WITH DRAWING TAG AND NORMAL SETTINGS AS SPECIFIED
- PROVIDE PIPE LABELS SHOWING TYPE OF DUTY (I.E. "COLD WATER" AND DIRECTION OF FLOW) AT 15 FOOT INTERVALS

- HANGERS AND SUPPORTS
- PROVIDE CLEVIS HANGERS SIZED TO INCLUDE INSULATION WITH INSULATION SHIELDS.
- PROVIDE JOIST HANGERS AND ALL THEILD ROOF.
- PROVIDE PIPE CLAMPS TO SUPPORT VERTICAL PIPING THROUGH FLOOR
- PROTECT ALL EXPOSED STEEL MEMBERS FROM CORROSION BY APPLYING AN INHIBITANT TO ALL UNPAINTED SURFACES.
- PROTECT ALL EXPOSED STEEL MEMBERS FROM CORROSION BY APPLYING AN INHIBITANT TO ALL UNPAINTED SURFACES.

[illegible]

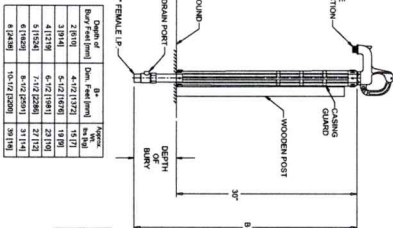
VALVES:
 * BALL VALVES: PROVIDE FOR SHUT-OFF ON THROTTLING APPLICATIONS. NIBCO MODEL S-580 OR S-590-Y FOR WATER. FOR NATURAL GAS OR PROPANE GAS PROVIDE LISTED ANSI/ASME B16.33 RATED GAS SERVICE VALVE FULL PORT UP TO 1" NIBCO T-585-TUL, CONVENTIONAL PORT 1-1/4" TO 3" NIBCO T-580-TUL OR SIMILAR.

PLUMBING FIXTURES:
 * YARD HYDRANT YH-1: EXPOSED, LEAD-FREE, NON-FREEZE, YARD HYDRANT. HYDRANT FEATURES A DURABLE COATED CAST IRON HEAD AND LIFT HANDLE WITH LOCK OPTION. GALVANIZED STEEL CASING, BRONZE AND STAINLESS STEEL INTERIOR COMPONENTS. 3/4" INLET CONNECTION WITH 1/8" TAPPED DRAINAGE PORT ON SIDE. 1/2" AND 3/4" M/F HOSE CONNECTION.

MECHANICAL ABBREVIATIONS

[illegible]

YARD HYDRANT DETAIL



DOG RUN - PLUMBING

PARAGON
ENGINEERING SERVICES
MECHANICAL • ELECTRICAL • PLUMBING

[illegible]

1332 EAST CHOCOLATE AVENUE, HERSHEY, PA 17033
PHONE: (717) 433-1410

2025-04.02

PROJECT NAME:
YORK COUNTY SPCA DOG
RUN
3159 N SUSQUEHANNA TRAIL, YOR
PA 17406

DOG RUN - PLUMBING

DATE: JUNE 03, 2021

As indicated

DRAWN BY:	CHECKED BY:
TRF	RCL

M-101



1. **CRITICAL THINKING AND CRITICAL CONCEPTS** (42)
2. What are the three basic types of argument? Explain each and give an example.
3. What is the difference between a deductive and an inductive argument? Give an example of each.
4. What is the difference between a valid and an invalid argument? Give an example of each.
5. What is the difference between a strong and a weak argument? Give an example of each.
6. What is the difference between a sound and an unsound argument? Give an example of each.
7. What is the difference between a true and a false statement? Give an example of each.
8. What is the difference between a fact and an opinion? Give an example of each.
9. What is the difference between a claim and a statement? Give an example of each.
10. What is the difference between a premise and a conclusion? Give an example of each.
11. What is the difference between a hypothesis and a theory? Give an example of each.
12. What is the difference between a problem and a question? Give an example of each.
13. What is the difference between a goal and an objective? Give an example of each.
14. What is the difference between a strategy and a tactic? Give an example of each.
15. What is the difference between a plan and a scheme? Give an example of each.
16. What is the difference between a method and a technique? Give an example of each.
17. What is the difference between a process and a procedure? Give an example of each.
18. What is the difference between a system and a mechanism? Give an example of each.
19. What is the difference between a structure and a framework? Give an example of each.
20. What is the difference between a model and a paradigm? Give an example of each.
21. What is the difference between a theory and a model? Give an example of each.
22. What is the difference between a hypothesis and a theory? Give an example of each.
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34. What is the difference between a problem and a question? Give an example of each.
35. What is the difference between a goal and an objective? Give an example of each.
36. What is the difference between a strategy and a tactic? Give an example of each.
37. What is the difference between a plan and a scheme? Give an example of each.
38. What is the difference between a method and a technique? Give an example of each.
39. What is the difference between a process and a procedure? Give an example of each.
40. What is the difference between a system and a mechanism? Give an example of each.
41. What is the difference between a structure and a framework? Give an example of each.
42. What is the difference between a model and a paradigm? Give an example of each.

[illegible][illegible][illegible]

ISSUED FOR PERMIT

WAGMAN CONSTRUCTION

**SPCA NEW DOG RUN
COVERED BENCH DETAILS**

NOTES, SCHEDULES, AND SECTIONS

[illegible][illegible]

1. **Answer:** *Staphylococcus aureus*
2. **Answer:** *Staphylococcus aureus* is the most common cause of pus formation in abscesses.
3. **Answer:** *Staphylococcus aureus* is the most common cause of pus formation in abscesses.
4. **Answer:** *Staphylococcus aureus* is the most common cause of pus formation in abscesses.
5. **Answer:** *Staphylococcus aureus* is the most common cause of pus formation in abscesses.
6. **Answer:** *Staphylococcus aureus* is the most common cause of pus formation in abscesses.
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14. **Answer:** *Staphylococcus aureus* is the most common cause of pus formation in abscesses.
15. **Answer:** *Staphylococcus aureus* is the most common cause of pus formation in abscesses.
16. **Answer:** *Staphylococcus aureus* is the most common cause of pus formation in abscesses.
17. **Answer:** *Staphylococcus aureus* is the most common cause of pus formation in abscesses.
18. **Answer:** *Staphylococcus aureus* is the most common cause of pus formation in abscesses.
19. **Answer:** *Staphylococcus aureus* is the most common cause of pus formation in abscesses.
20. **Answer:** *Staphylococcus aureus* is the most common cause of pus formation in abscesses.


BRICKWORK

2.21

Technical drawing of a window assembly. The drawing shows a cross-section of a window frame with various components labeled. Key dimensions include:

- Overall Width:** 600
- Frame Thickness:** 100
- Inner Frame Thickness:** 100
- Window Unit Thickness:** 100
- Glazing Panel Thickness:** 100
- Sealant Thickness:** 100
- Drainage Channel Depth:** 100
- Weatherstripping Thickness:** 100
- Insulation Layer Thickness:** 100
- Structural Wall Thickness:** 100

The drawing also includes labels for various components such as "GLAZING PANEL", "FRAME", "SEALANT", "DRAINAGE CHANNEL", "WEATHERSTRIPPING", "INSULATION LAYER", and "STRUCTURAL WALL".


C.S. DAVIDSON, INC.
ENGINEERING A BETTER COMMUNITY

30 NORTH DUKE STREET, YORK, PA • PHONE (717) 846-4800
20 WEST LEBLANC STREET, ORTHAUS, PA • PHONE (717) 327-0021
318 W. JAMES STREET, SUITE 102, LANCASTER, PA • PHONE (717) 463-2981

WWW.CSDAVIDSON.COM

[illegible]

FREQUENCY	
PERIOD	
PERIOD	
PERIOD	
PERIOD	
PERIOD	
CONTINUOUS	
PERIOD	

SPECIAL INSPECTION (IBC 201)	
WOOD CONSTRUCTION:	
L. INSPECTION OF THE ALUMINUM PROCESS OF WOOD DURING THE MANUFACTURING PROCESS OF WOOD	
CHECK EACH THAT APPLIES	TYPE OF ST OR
<input type="checkbox"/>	INSPECTION B
<input checked="" type="checkbox"/>	INSPECTION OF A
<input type="checkbox"/>	INSPECTION OF B
<input type="checkbox"/>	INSPECTION OF C
<input type="checkbox"/>	INSPECTION OF D

TABLE 100-5	FREQUENCY
STRUCTURAL TYPICAL	PERIOD

AL INSPECTION RANDOM	CREDENTIALS
EL CONSTRUCTION 1 YEAR	ADDITIONAL CONSTRUCTION
WEET CONSTRUCTION 1 YEAR	
CONSTRUCTION 1 YEAR	REPAIRS

MATERIAL OF DOOR
QUANTITY AND DIMENSIONS

DATE	DESCRIPTION

SPECIAL INSPECTION REQUIREMENTS	
SPECIAL INSPECTIONS MUST BE PERFORMED BY THE OWNER OR REGISTERED HOME INSPECTOR OR A QUALIFIED PROFESSIONAL ENGINEER OR ARCHITECT RESPONSIBLE CHARGING ACTING AS THE OWNER'S AGENT	
SPECIAL INSPECTION (IBC 2018 TABLE 1705.6)	
SOLS:	<ol style="list-style-type: none"> 1. VERIFY MATERIALS BEING ROOTED ARE ADEQUATE TO MOVE THE EXISTING ROOFING SYSTEM. 2. VERIFY TIE-DOWNS ARE DESIGNED TO PERMIT DEPTH AND HAVE ACHIEVE 100% MATERIAL.

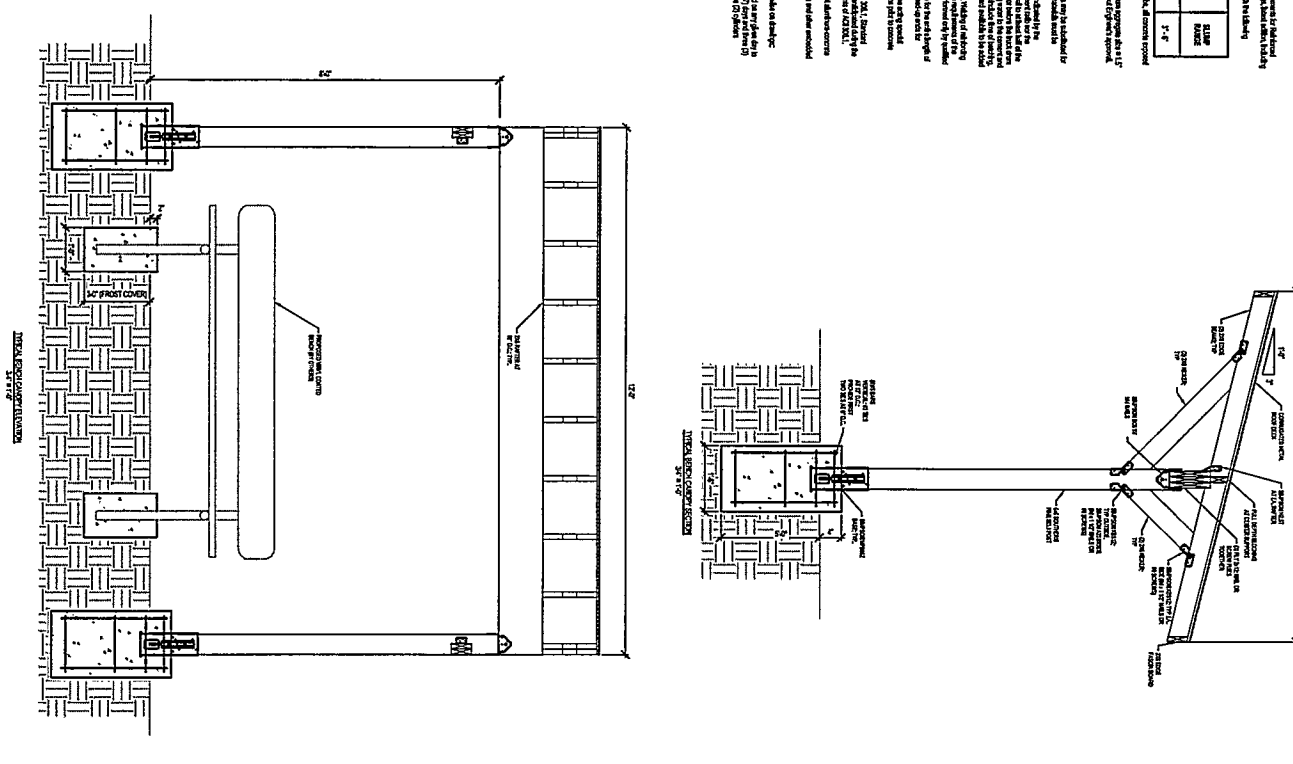
S		PERSONAL IN	
FREQUENCY			
PERIODIC			
PERIODIC			

X		PERSONAL IN	
AGE		AMERICAN CONCERT	
PE		FIELD TRIP	
OTHER		PERSONAL IN	
		SPECIALIZED TRAINING	
		COMMITTEE	

CONSTRUCTION FIRM	NEITHER GENERATION
UNIT, REINFORCED CONCRETE (TYPICAL)	
WORK ON OTHER BASIS FOR REINFORCEMENT	

[illegible]

DRAWN BY	AJP
CHECKED BY	AJP
SCALE	AS NOTED
DATE	MAY 14, 2013
DWG. NO.	SPCA - WADSWAN
PLOT NO.	N/A
SHEET NO.	





Manchester Township Zoning Hearing Board Use Variance and Appeal Application Briefing

Application Number:	2025-13	ZHB Hearing Date:	08/06/2025
Applicant(s):	Nicole Cornish	Tax Map Parcel:	36-04-0079
Property Owner(s):	Biehl Properties LP	Lot Size:	0.258 acres
Property Location:	369 Woodland View Dr.	Zoning:	Residential Medium

Project Narrative:

The applicant requests a use variance from §27-1502, and §27, Attachment 3, to permit an in-home massage parlor where the use is not permitted in the Residential Medium District at 369 Woodland View Drive, 36-000-04-0079.00. Additionally, the applicant appeals a Stop Work Order for work performed without a permit as required by §27-1601

Property Characteristics:

1. The subject property is currently improved with a single-family dwelling, built in 1952.
2. The property is served by public water and public sewer.
3. Adjacent properties:

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

Use Variance Request:

1. The applicant proposes to operate a massage parlor out of the single-family dwelling she is currently renting.
2. A massage parlor is defined as "an establishment whose business emphasis is the administration of non-sexually oriented massage to patrons by employees."
3. A massage parlor is not a permitted use in the Residential Medium District.
4. Massage Parlors are permitted by special exception in the Industrial and Heavy Industrial Districts.
5. Pursuant to §27-1238, the special conditions for a massage parlor are:
 - a. A massage parlor shall not be permitted to be located within 500 feet of an adult regulated facility measured lot line to lot line.
 - b. A massage parlor shall not be located within 500 feet of any public or private

school, public recreation facility, house of worship, child care facility or any dwelling unit.

- c. Parking shall be established at the minimum rate of one parking space for each 100 square feet of gross floor area plus one additional parking space for each employee.

Stop Work Order Appeal:

1. The township received a complaint regarding work being done without a permit. While the work is inside and we are not able to personally verify that the tenant is doing work, the property owner provided photographs which are attached hereto with the Stop Work Order.
2. The tenant stated that the only work being done is painting, carpet replacement, and removal of one concrete step. Based on the photographs provided, there is at least the need for a building permit for the electrical and plumbing work.
3. §27-1601 requires permits for the erection, construction, movement, placement or expansion of a structure, building or sign. Additionally, a building permit is required for plan review and inspections under the Uniform Construction Code.

>

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

RECEIVED

JUL 02 2025

Initial: MM 11:20 AM

FOR OFFICE USE ONLY

Application # 2025-13

Date of Hearing 8/6/25

Time of Hearing

CONTINUED HEARING

Date of Hearing

Time of Hearing

APPLICATION FOR ZONING HEARING

1. Applicant's Name Nicole Cornish
Address: 369 woodland view Dr
York PA 17406 Phone Number _____
2. Property Owner's Name: Alex Bieh
Address: 629 Crosslyn Dr York PA 17406
3. Property Location 369 woodland view Dr York PA 17406
4. Zoning District Manchester RM UPI # 36-000-04-0079

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.

Chris
Signature of Applicant / Authorized Representative

Date 7-2-2025

OFFICE USE ONLY BELOW THIS LINE

Date Application Received 7-2-25

Property Posted _____

Date Application Fee Received 7-2-25

Certified to ZHB

Date 7/1/25

Newspaper Advertisement of Hearing

Date 7/22/25

Date 7/29/25

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:

operating massage therapy practice out of my
residential home.
27-1502, 27-Attachment 3

6. Description of Proposed Work and Use:

Turning The Sunroom, into a work
space, adding a mini split Heat/Ac unit and
a powder bathroom with 2 non load bearing
walls.

7. Existing Use of Land / Buildings:

Residence / Rental

8. Number of Proposed Buildings / Structures:

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

Company Name

b On-Site Well

c Other (Specify)

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

a Public

c. Other

b On-Site

Penn DEP Approved #

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

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

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

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

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

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

massage therapy is one client at a time.
The sessions will not be disruptive with noise
or traffic.

I specialize in oncology and manual Lymphatic
massage, helping the communities family members
manage treatment and pain.

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

only one vehicle at a time. 1-4 clients/vehicles
per day. my massage sessions are professional
Legal, and quiet and peaceful. no disruptive added
noise or traffic.

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?)

It's zoned as residential, I need it to be
zoned as commercial.
I also need a restroom to offer to clients
and Heat/AC.

- 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 :

stop work order

§27-1601 work without a permit

The following enforcement action of the township:

stop work order

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)

no plumbing was ~~done~~ started yet.
no electrical was connected to the pannel.
~~no plumbing was done~~ permits will be needed to
Proceed after zoning approval.



THE TOWNSHIP OF

MANCHESTER

YORK COUNTY PENNSYLVANIA

3200 Farmtrail Road York, PA 17406

Telephone: (717) 764-4646 Fax: (717) 767-1400

www.mantwp.com

NOTICE OF VIOLATION – BUILDING PERMIT

Location: 369 Woodland View Drive Municipality: Manchester Township Permit Number: _____

Issued To: Nicole Bair / Biehl Properties LP Notice Has Been X Left on Site _____ Sent Certified Mail

Upon inspection violations of the MANCHESTER TOWNSHIP CODE OF ORDINANCES were evident.

This project is found to be non-compliant with the Manchester Township Code of Ordinances (Ordinance 2002-01) as amended. You are hereby ordered to Stop Work immediately as described below:

- (a) The building code official shall serve the stop work order on the permit owner or the owner's agent by certified mail or personal service.
- (b) A person who continues construction after service of a notice of violation, except for construction work that is necessary to remove a violation or an unsafe condition, may be subject to the penalties under the noted sections of the Manchester Township Code of Ordinances. A code official may seek enforcement of a stop work order in a court of competent jurisdiction.

There violations are considered either a civil or criminal offense and can result in a fine or judgment of up to \$1,000.00 per day for each violation or each day of noncompliance will result in each offense being considered a new violation. If the work is in progress it must stop until the *Building Code Official/Zoning Officer* authorizes it to continue. If the Project has been completed without the proper permits and documentation, all requirements must be met to the satisfaction of the *Building Code Official/Zoning Officer* to avoid prosecution. Be aware that use or occupancy without a valid *Certificate of Use and Occupancy* is also a separate criminal offence and may result in additional enforcement action. Please contact **Manchester Township** in order to obtain the required permits and approvals in order to proceed with your project.

Violations: _____ Non Residential _____ X Residential Violation #: 250070

X **No Building Permit** issued prior to commencement of work – Ordinance 2002-01 (as amended) Chapter 4, Part 4-211 (Building Permit Required)

Permit fees doubled - If found guilty: Penalty up to \$1,000/day, or up to 90 days imprisonment. Each day violation continues is considered a separate offense
Appeals to Manchester Township Board of Supervisors (Ordinance 2002-01 as amended –Chapter 4 Part 4-266)

_____ **No Zoning Permit** issued prior to commencement of work – Ordinance 2002-01 (as amended) Chapter 27, Part 27-1601 (Zoning Permit Required)

Permit fees doubled - If found guilty : Penalty up to \$500/day judgment, Each day violation continues can be considered a separate offense
Appeals to the Manchester Township Zoning Hearing Board (Ordinance 2002-01 (as amended) Chapter 27, Part 27-1604)

_____ **Establishing a use without a permit** – Ordinance 2002-01 (as amended) Chapter 27, Part 27-1603 (may also require UCC certification)

Permit fees doubled - If found guilty: Penalty up to \$500/day judgment, Each day violation continues can be considered a separate offense
Appeals to the Manchester Township Zoning Hearing Board (Ordinance 2002-01 (as amended) Chapter 27, Part 27-1604)

_____ **Failure to comply with provisions of Zoning Hearing Board Ruling** - Ordinance 2002-01 (as amended) Chapter 27, Part 27-1605.4.F

Permit fees doubled - If found guilty: Penalty up to \$500/day judgment, Each day violation continues can be considered a separate offense
Appeals to the Manchester Township Zoning Hearing Board (Ordinance 2002-01 (as amended) Chapter 27, Part 27-1604)

_____ **Work does not meet permit that was issued** - Ordinance 2002-01 (as amended) Chapter 4, Part 4-219

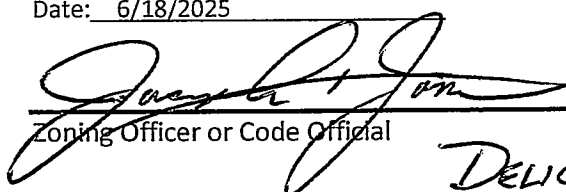
Appeals to Manchester Township Board of Supervisors (Ordinance 2002-01 as amended –Chapter 4 Part 4-266)

Any appeals of the above determination must be made within thirty (30) days of the receipt of this notice. Failure to correct the violation or appeal this notice within thirty (30) days may result in additional enforcement actions as described above.

Comments: **STOP WORK ORDER**

Date: 6/18/2025

Inspector: Joseph Jones


Zoning Officer or Code Official

6-18-2025
Date

DELIVERED BY HAND TO NICOLE BAIR JUNE 18, 2025

June 18, 2025

250070

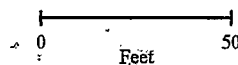
Parcel - 3600004007900000000



Owner - BIEHL PROPERTIES LP
Property Address - 369 WOODLAND VIEW DR
Tax Municipality - Manchester Twp
School District - Central School District
Class - Residential
Land Use - R - One Story House
Acres - 0.258
Assessed Land Value - \$ 33,410
Assessed Building Value - \$ 100,500
Assessed Total Value - \$ 133,910
Sale Date - Feb. 22, 2021
Sale Price - \$ 133,900
Deed Book - 2632, Page 1815

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

Mapping Provided by



1 inch = 50 ft

1:600

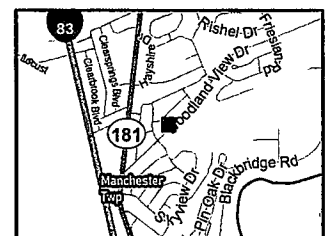
Legend

Selected Parcel

Parcels

Municipal Boundary

Inset Map



Disclaimer:
The York County Planning Commission provides this
Geographic Information System map and/or data (collectively
the "Data") as a public information service. The Data is not a
legally recorded plan, survey, official tax map, or engineering
schematic and should be used for only general information.
Reasonable effort has been made to ensure that the Data is
correct; however the Commission does not guarantee its
accuracy, completeness, timeliness. The Commission shall not be
liable for any damages that may arise from the use of the Data."



Aerial Photography - 2024

Last Updated: 12/27/2024

TENANT - NICOLE BAIR

IR #: 250070

Date: Wednesday, June 18, 2025

Name: Biehl Properties LP / Alex Biehl

Address: 369 Woodland View Dr, York Pa 17404

Phone: (717) 887-1644

Email:

On Wednesday, June 18, 2025 Rachel Vego requested that I deliver or post a Stop Work Order at the above address. Upon my arrival, I spoke to Nicole Bair (717)577-5936, who is the tenant. I provided her with the order and explained that she is not permitted to continue with any work that had been going on inside the residence.

Nicole told me that there had been no work going on inside the residence other than her replacing carpet and painting. I described the photos that I had seen which showed concrete floor dug up with pipes being installed and she claimed that she had no idea what I was talking about. She told me there were people over to replace the wood on the outdoor deck and I told her that I did not think that the deck was involved in the order. I explained that in order for her to operate a massage spa out of the residence, she would need to apply for a variance. I told her that she would also need permits for any kind of plumbing or electrical work.

I received a call from Alex Biehl who seemed to know more information. Alex told me that he is well versed in the policies and permits required for what Nicole was trying to do. He told me that he was not opposed to Nicole operating a spa out of the residence or making renovations to the property but only if she did things correctly such as obtaining the variance and permits required.

Alex told me that Nicole had already taken out concrete steps and was digging up the floor to renovate plumbing. Alex told me that Nicole hired a contractor who happens to be the brother of Alex's wife. The contractor started to do work without a permit and then a dispute arose between the contractor and Nicole. The contractor then quit working on the project.

Rachel Vega told me that she did provide Nicole Bair with the forms need to appeal the "Stop Work" order before the Zoning Hearing Board as well as a permit application

IR #: 250070

Date: Wednesday, June 18, 2025

Name: Biehl Properties LP / Alex Biehl

Address: 369 Woodland View Dr, York Pa 17404

Phone: (717) 887-1644

Email:

On Thursday, June 19, 2025 at 1337 hours I received a phone call from Tanner TJ Rohrbaugh. He told me that he agreed to start work on the project at 369 Woodland View Dr. because Nicole had intentions of operating a massage spa out of the residence. She wanted the job completed as soon as possible so TJ began working on the project. Nicole told him that she had all of the permits necessary to complete the project. TJ installed a wall which he did not close in and he dug up a portion of the concrete basement floor. He stopped work when he reached the point that plumbing and electrical permits and inspections would be needed and he realized that Nicole had never obtained the necessary permits. This coincided with the time that Nicole stopped paying for the project according to TJ. TJ stated that at this point, Nicole owes him \$2,500 in massage treatments and an additional \$4,500 in cash.

TJ was upset with Nicole for several reasons and made a report to the township in order to prevent her from having some company finish the job without her obtaining the permits.

TJ stated that he plans on suing Nicole for the money that she owes him. He stated that he would provide me with a written statement and he would be available for court as a witness if needed.

Joseph Jones

From: Tanner Rohrbaugh <rohrbaughtanner39@gmail.com>
Sent: Thursday, June 19, 2025 11:42 AM
To: Joseph Jones
Subject: Re: 369 Woodland View Drive

No I will not any work I done at this point where I stopped doesn't need any approval or inspections until where it's at now

Nicole said she was working on permits to put walls up I don't need that

I will call you when I'm done at this job an explain the situation

On Thu, Jun 19, 2025 at 9:35 AM Joseph Jones <j.jones@mantwp.com> wrote:

Tanner,

I need you to provide a signed, written statement of all of the work that you started or completed at 369 Woodland View Dr. Please provide as much detail as possible. Include any copies of contracts that were signed prior to work being done. I believe you stated that you knew that permits were required for the work and that Nicole told you that she had them. Being that you are a contractor, I'm assuming that you would have asked to see the permits so if its possible, provide me whatever she may have showed you to make you convinced that everything was in place for you to begin the work. Also, you noted in a text message that Nicole was "family". Please provide any text messages or documentation that would show me that the property owner Alex Biehl gave approval for the renovations. As far as the township is concerned, any civil complaints would most likely be filed against the property owner, not the tenant.

Also, please provide me with your phone number. If you have any questions, please give me a call.

Joseph Jones

Code Enforcement Officer

Manchester Township

3200 Farmtrail Rd.

York, PA 17406

j.jones@mantwp.com

717.764.4646 ext.106

December 18, 2021

Almost identical situations TJ charged me \$20,000 that I had to pay in cash because none of his accounts were set up for the business or operational he took 2 1/2 months kept extending the time and charging me more money even when I finally said no more money he left my house a complete disaster none of the jobs were completed and I had a licensed contractor look at it and said that obviously he had torn apart the house so that I would continue to need his work and he could make more money while doing so do not hire TJ he is inflammatory rude and lies I am now at the 20,000 I have lost the equity in my home and can't even begin to sell it the way it is because I won't be able to buy a new house I'm devastated

February 14, 2021

This individual was hired to do a job on a shed. It was disastrous! He and his partner ended up putting materials in the wrong place (knowing this could not be done because of how swampy the land was) and because of this when it rained, the rain ended up back logging. It flooded two finished basements causing in total about \$120,000 in damages. Tanner (TJ) Rohrbaugh, did not have permits to the job apparently. Needless to say, my family is not happy. He was very rude, unprofessional, a liar and just down right arrogant. Obviously, my family had thousands of dollars in damages as well as our neighbor, as well as what they paid this man. Do NOT use this company. It's one headache after another!











