

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

FOR OFFICE USE ONLY

Application # 2026
 Date of Hearing 6-3-26
 Time of Hearing 6 PM
 CONTINUED HEARING
 Date of Hearing _____
 Time of Hearing _____

APPLICATION FOR ZONING HEARING

1. Applicant's Name Trone Family Trust
Address: 350 Third Street, Hanover, PA 17331
E-mail Address: ashanbarger@trone rentals.com Phone Number: 717-451-6494
2. Property Owner's Name: Trone Family Trust
Address: 350 Hanover Street, Hanover, PA 17331
3. Property Location 555 Ryan Run Road
4. Zoning District RL UPI # 36-000-37-0073.B0-00000

The undersigned hereby makes application for a **VARIANCE / SPECIAL EXCEPTION / APPEAL** under all applicable ordinances of Manchester Township, and hereby certifies, under penalties of perjury, that all facts set forth herein and, in the plans, submitted herewith are true and correct.

Nothing in this application shall relieve the owners, or his agent, the developer or applicant or any other persons in possession or control of the building, land, or any part thereof from obtaining such other permits or licenses or approvals as may be prescribed by law for the uses or purposes for which the land or building is designed or intended; nor from complying with any lawful order issued with the object of maintaining the building or land in a safe or lawful condition.

Two (2) completed applications with the required application fee must be submitted to Manchester Township prior to the filing deadline.

 Signature of Applicant / Authorized Representative

Date _____

OFFICE USE ONLY BELOW THIS LINE

Date Application Received <u>5-13-26</u>	Property Posted _____
Date Application Fee Received <u>2-14-20</u>	
Certified to ZHB	Date <u>5-20</u>
Newspaper Advertisement of Hearing	Date <u>5-20</u> Date <u>5-26</u>
Notice Mailed to Twp. Supervisors & ZHB	Date _____
Notice Mailed to Applicant & Adjacent Property Owners	Date _____
Application Withdrawn	Date _____
Hearing Held	Date _____
Planning Commission Review	Date _____
Continued Hearing Held	Date _____
Permit (GRANTED / REFUSED)	Date _____
Conditions for Approval _____	

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

27 1204 Modification of prior Special Exception;
27 1402; 27 1408 Variance to exceed sign dimensions

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

Install channel lettering to permit one channel lettering sign to be attached on the building face of each unit (for a total of 16) with each sign not to exceed 24 sq.ft

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

8. **Number of Proposed Buildings / Structures:** N/A **And:**

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

9. **Off Street Parking Spaces:**

- a **Required** N/A b. **Proposed** N/A

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

- a **Public** **Company Name** York Water Co.
- 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)

See attached

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

See attached

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

See attached

FOR VARIANCE APPLICATIONS ONLY (must answer all questions) (additional sheets may be used)

16. The applicant believes the variance should be granted because:

- a) **Applicant is unable to make reasonable use of his property or conform to strict application of the Zoning Ordinance because:** (Why can't you use the property as it is?)

See attached

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

- The result of application of the Manchester Township Zoning Ordinance
- Due to unique physical circumstances of the property in question not shared by neighboring properties such as: the shape of lot, the width of lot or the topography of the lot
- Not financial in nature
- Not self-created

- c) **The proposed variance will not alter the essential character of the neighborhood nor impair the use of adjacent properties for the following reasons:** (for example: Why is this not harmful to the neighbors?)

See attached

- d) **The variance requested represents the minimum variance that will afford relief for the following reasons:** (for example: Why does what you want to build have to be the size shown?)

See attached

MANCHESTER TOWNSHIP
ZONING HEARING BOARD

ATTACHMENT TO APPLICATION FOR ZONING HEARING
OF TRONE FAMILY TRUST

REQUEST FOR SPECIAL EXCEPTION

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 dimensional variance does not alter the existing use of the subject property, but rather just proposes to increase the size of permitted signage; as such, the property, as modified by the request, would be in harmony with the character of the neighborhood.

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

The proposed dimensional variance does not alter the existing use of the subject property, but rather just proposes to increase the size of permitted signage. The proposed signage would not face immediately adjacent residential uses; as such, the property, as modified by the requested variance, would not be detrimental to properties or persons in the neighborhood.

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

The proposed modification of a previously approved special exception would otherwise comply with all applicable zoning requirements.

REQUEST FOR VARIANCE

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?):

As the Applicant is seeking a dimensional (as opposed to a use) variance, the Applicant does not need to show that the strict application of the ordinance would result in making the property “practically valueless,” as may be the case for a use variance. Rather, the standard is that of a rule of reason when considering a dimensional variance by permitting a “slight relaxation, or less stringent application of the variance criteria.” In the context of a dimensional variance, “courts may consider multiple factors, including the economic detriment to the applicant if the variance was denied, the financial hardship created by any work necessary to bring the building into strict compliance with the zoning requirements and the characteristics of the surrounding neighborhood.”

In this case, due to the unique physical characteristic of the Property, and neighboring property uses, strict conformity with the Zoning Ordinance would unreasonably impair the Applicant's use of the property. Therefore, Applicant seeks a dimensional variance to permit a slightly higher sign size to for the commercial/retail/office units within the building.

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 dimensional variance does not alter the existing use of the subject property, but rather just proposes to increase the size of permitted signage; as such, the property, as modified by the requested variance, would not alter the essential character of the neighborhood nor impair the use of adjacent 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 requested variance, i.e., the size and kind of signage, is the minimum variance to give the Applicant to relief requested, and represents the lease modification of the regulation at issue for such purpose.



TAX PARCEL INFORMATION: TRONE FAMILY TRUST

Zoom to

Property boundaries for this parcel are for display purposes only and not survey accurate.

Property Report can be accessed thru the **Generate Property Viewer Report Tool** located on the left side of the application. Make sure parcel is selected on the map

[Generate Photo](#)

(There are 1 properties associated with this parcel)

Property Information

18 Digit Parcel ID Number	36-000-37-0073.B0-00000
Owner Information	TRONE FAMILY TRUST
Property Address	555 RYAN RUN RD
Acres	1.54
Municipality	Manchester Twp
School District	Central York School District



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