

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

FOR OFFICE USE ONLY

Application # 20260-07
Date of Hearing 8-5-20
Time of Hearing 6PM

CONTINUED HEARING

Date of Hearing _____
Time of Hearing _____

APPLICATION FOR ZONING HEARING

1. Applicant's Name Jessica Sklodowski and Tarek Adouani

Address: 300 Spring Lane, York, PA 17406

Phone Number (215) 915-2909

2. Property Owner's Name: Jessica Sklodowski and Tarek Adouani

Address: 300 Spring Lane, York, PA 17406

3. Property Location 300 Spring Lane, York, PA 17406

4. Zoning District RM UPI # 36-000-54-0028.00-00000

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.

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

Jessica Sklodowski

Signature of Applicant / Authorized Representative

Date 7/13/26

OFFICE USE ONLY BELOW THIS LINE

Date Application Received <u>7-13</u>	Property Posted _____
Date Application Fee Received <u>7-13</u>	
Certified to ZHB	Date _____
Newspaper Advertisement of Hearing	Date _____ Date _____
Notice Mailed to Twp. Supervisors & ZHB	Date _____
Notice Mailed to Applicant & Adjacent Property Owners	Date _____
Application Withdrawn	Date _____
Hearing Held	Date _____
Planning Commission Review	Date _____
Continued Hearing Held	Date _____
Permit (GRANTED / REFUSED)	Date _____
Conditions for Approval _____	

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

We are requesting a special exception for the height of our proposed fence that is considered to be in our front yard. Please see attached image for reference. This pertains to Section Number 27-1102.5 of the Zoning ordinance.

6. Description of Proposed Work and Use: We are requesting the special exception to allow a height of 6 feet in this section as 6 feet is allowed in all other sections of the proposed fence plan. See attached plan and images of selected privacy fence. This is for residential use only.

7. Existing Use of Land / Buildings: residential (we are hoping to install a fence at our home and we are applying for a special exception for the height.)

8. Number of Proposed Buildings / Structures:

1

And:

a Height of Building / Structures

Feet

Stories 2

b Type of Construction

new

c Number of Families / Dwelling Units

1

d Habitable Floor Area for Each Dwelling Unit

2964 sq. ft

e If Mobile Home, Title Holder's Name / Address

n/a

9. Off Street Parking Spaces:

a Required

2

b. Proposed

n/a

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

a Public ☒

Company Name

York Water company

b On-Site Well

c Other (Specify

)

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

a Public ☒

(manchester Township)

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.) see attached

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.) see attached

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 page.

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

see attached page

c) If the special exception is granted, show how the provisions of Section 27-1102.5 of the Zoning Ordinance will be met. (Please attach a separate sheet of paper as needed.)

see attached page

15 a. Our proposed special exception to increase the height allowed for our proposed fence would be in harmony with our neighborhood as it will enhance the look of our property which will then also enhance the look of our neighborhood. We chose a beautifully designed privacy fence and contracted a reputable company for the installation for these very reasons. (See attached plan.) Most of the proposed plan for our fence already allows for 6 feet except for the small area in question (in our front yard), for which we are seeking the special exception. Having the special exception to allow for 6 feet all the way around would only further enhance the look of the fence and make the fence look more symmetrical all the way around our property. As a result, this would enhance the look of our neighborhood. If we must decrease the height of the fence in the area in question to go lower than 6 feet, this would actually diminish the look of the property and neighborhood. Several of our neighbors in the neighborhood already have 6-foot fences which enhance the look of their properties and the neighborhood.

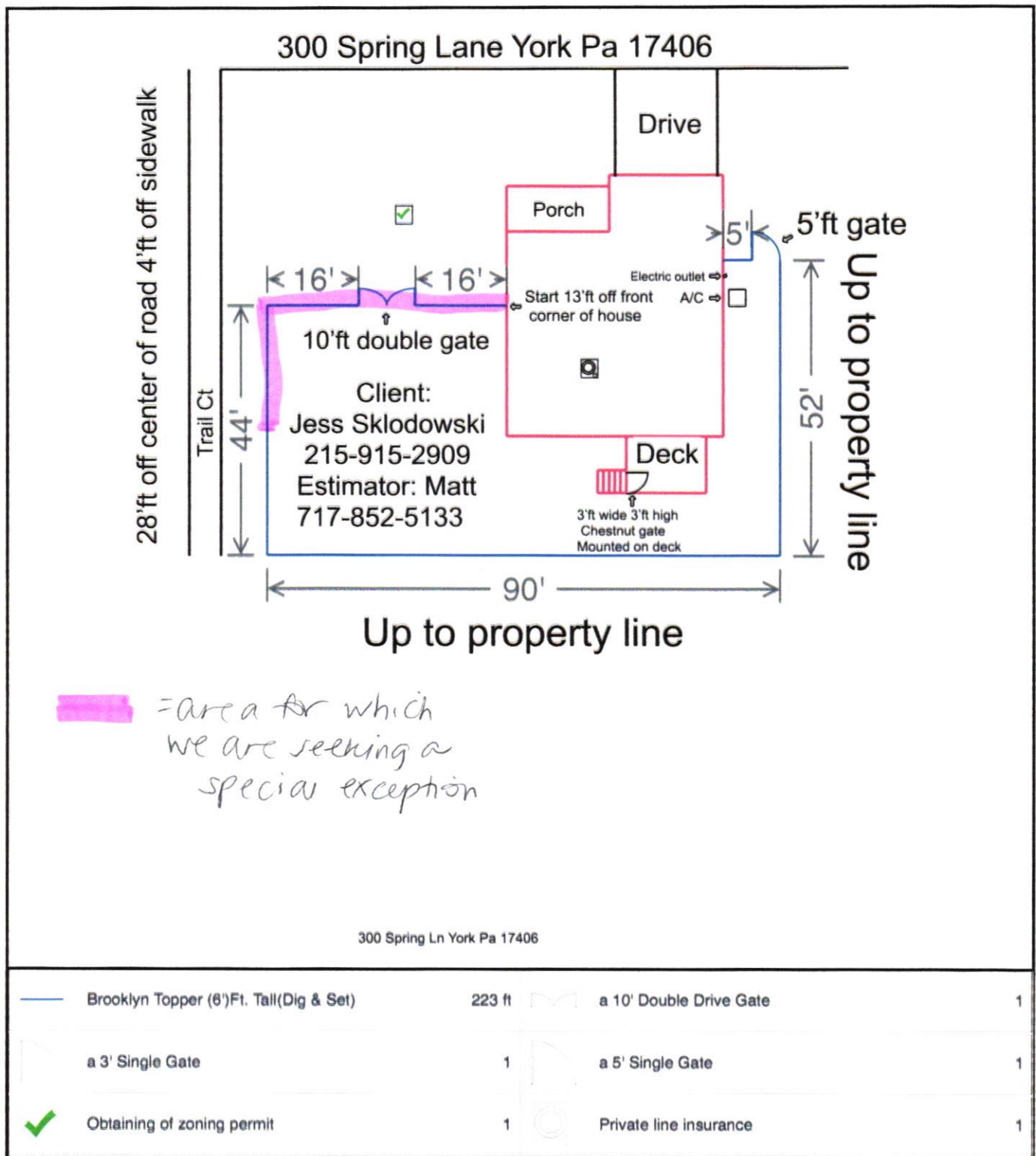
Additionally, we also are seeking the special exception for higher fence all the way around in our yard so we can allow our senior rescue dogs to play and roam in the yard. A 3-foot fence would be detrimental for this purpose because it is simply too short and the dogs can get over such a short fence.

15 b. The special exception would not be detrimental to any property or person in the neighborhood in any way. It would not affect any of the common areas, easements or other resources in the neighborhood. The proposed special exception would not be harmful or dangerous and it would not detract from any neighbor using or enjoying a nearby property. Views at the corner of Spring Lane and Trail Court as well as the clear sight triangle on this corner would not be obstructed by the special exception and it would not cause any traffic/congestion problems in the neighborhood. The special exception would be compatible with existing traffic conditions. It would not take away from any other neighbor's enjoyment of the neighborhood either. Neighbors would still have full access to the sidewalks along our property in the neighborhood and again, it would not adversely affect the neighbor's use of any common area or other resources. Additionally, granting of the special exception would

not restrict access to any public facilities or utilities or impair the integrity of the township's comprehensive plan for our neighborhood. In summary, the special exception we are seeking for the height of our fence would not be detrimental in any way.

15 c. Granting of the special exception would still allow for the provisions of Section 27-1102.5 of the Zoning Ordinance to be met. The section of the proposed fence for which we are seeking a special exception is not located on an easement/stormwater easement so this would not be an issue since it would not adversely affect any stormwater flow. However, we would like to mention that there will be a gap of several inches between the ground and the bottom of the fence so there is still a way for water to pass through. Please see the attached images of the proposed privacy fence we would like to install as the described gap at the bottom is visible in these photos. Additionally, granting of the special exception would not block the clear-sight triangle at the corner of Spring Lane and Trail Court located on our property. In conclusion, granting of this special exception would not be detrimental to our property, the neighborhood or the township in any way and would still allow for the provisions of Section 27-1102.5 of the Zoning Ordinance to be met.

Detail Plan



Final Acceptance

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

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

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

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

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

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)

List of property owners within 300 feet:

320 Spring Lane (#27 on tax map)

Parcel ID: 36-000-54-0027.00-00000

Freddie Kornegay Jr. & Maria Magdalena Kornegay

320 Spring Lane, York, PA 17406

340 Spring Lane (#26 on tax map)

Parcel ID: 36-000-54-0026.00-00000

Ashley Marie Hughes & James Edward Hughes II

340 Spring Lane, York, PA 17406

310 Spring Lane (#14 on tax map)

Parcel ID: 36-000-54-0014.00-00000

Kathleen Gaudet Neff & Carson Richard Neff

310 Spring Lane, York, PA 17406

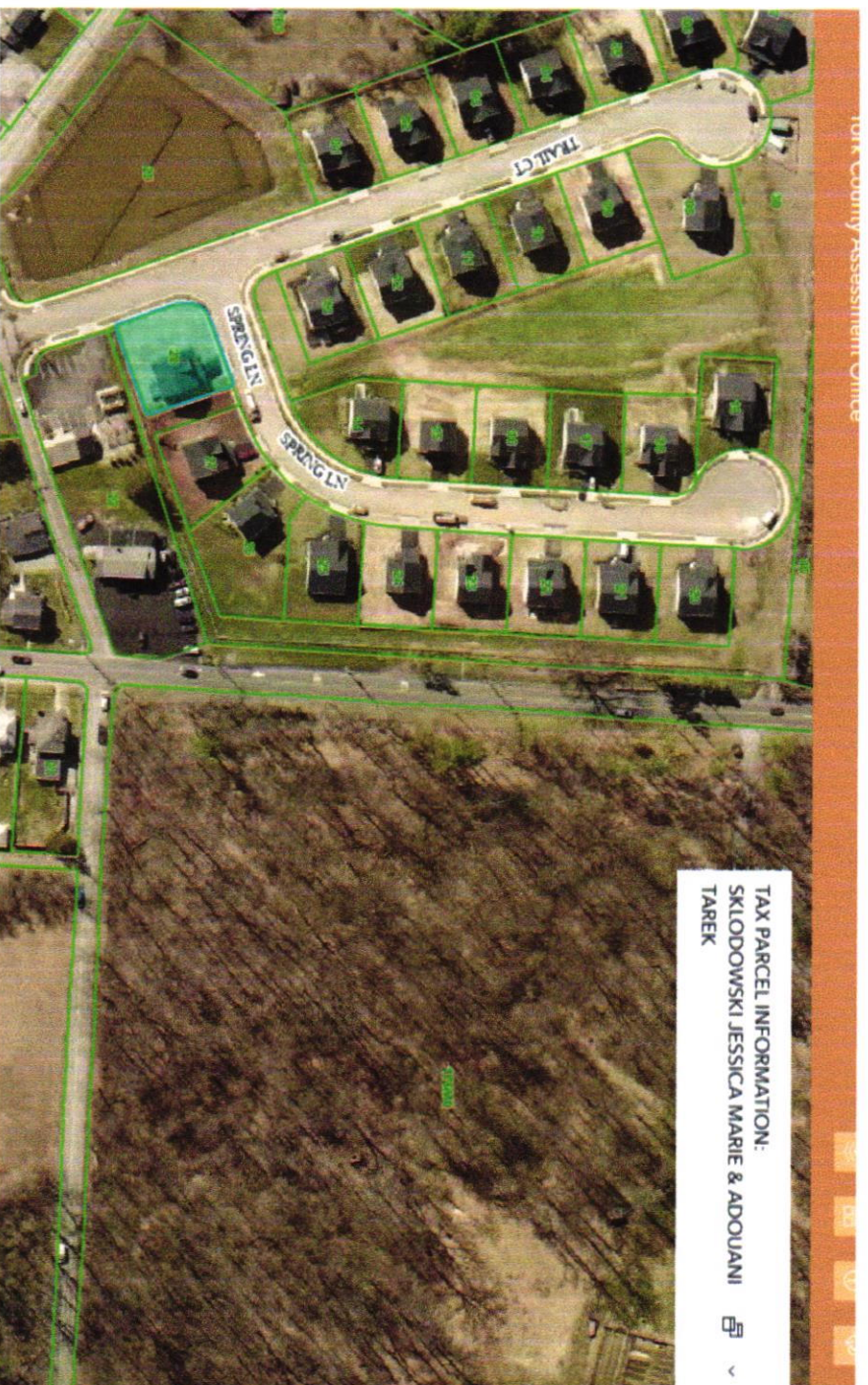
100 Trail Court (#13 on tax map)

Parcel ID: 36-000-54-0013.00-00000

Yash Patel & Kinjalben Patel

100 Trail Court, York, PA 17406

Tax Map:



Future Solutions Fence

446 North George Street
York, PA 17401

Office: 717-650-2132
www.futuresolutionsfence.com



Fence Project Proposal:

June 18, 2026

Prepared Exclusively For:

Jess Sklodowski
300 Spring Ln
York, PA 17406

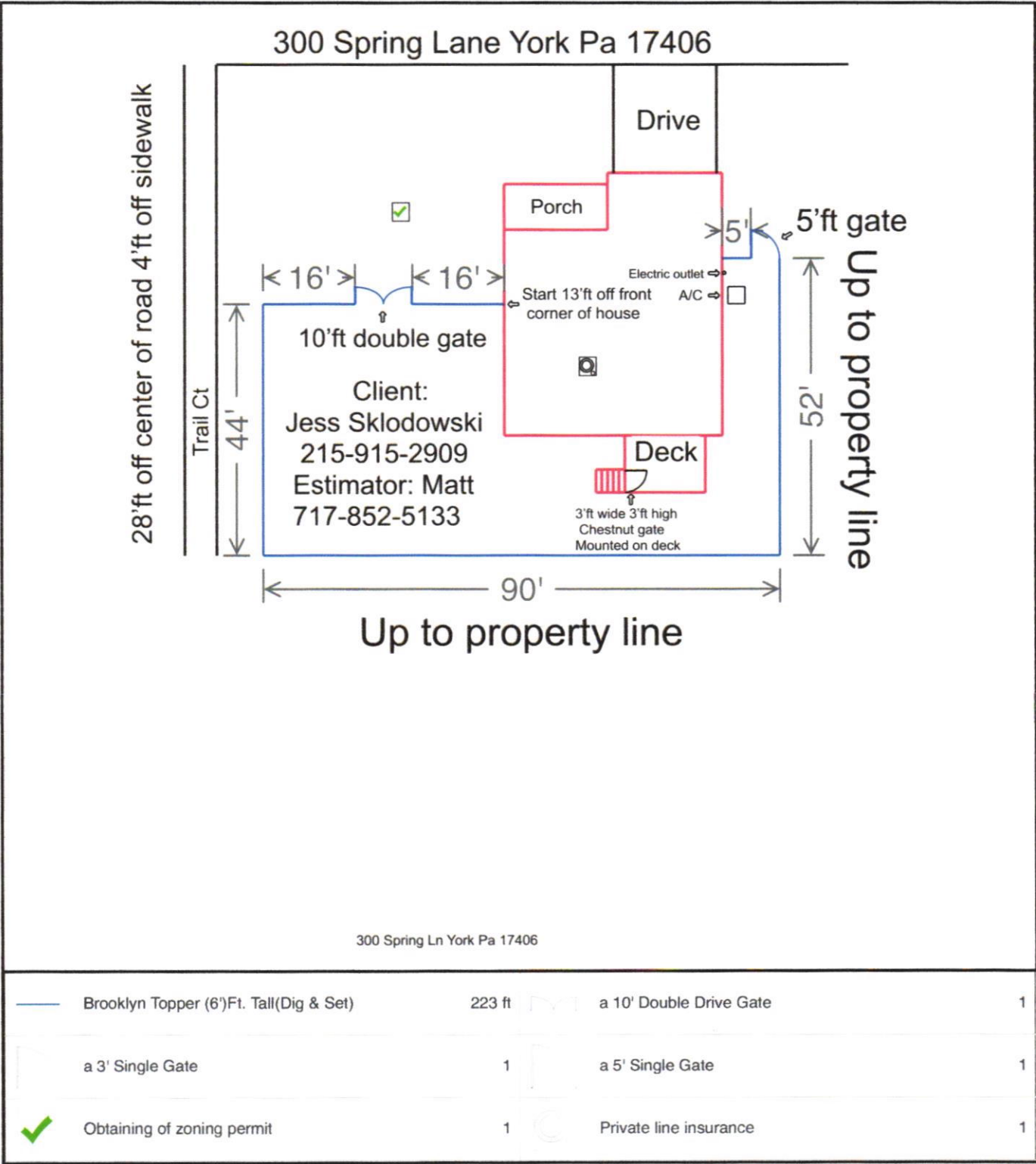
215-915-2909
jessica.sklodowski@gmail.com

Project Consultant:

Matt Minnich

(717)-852-5133
matt@futuresolutionsfence.com

Detail Plan



Final Acceptance

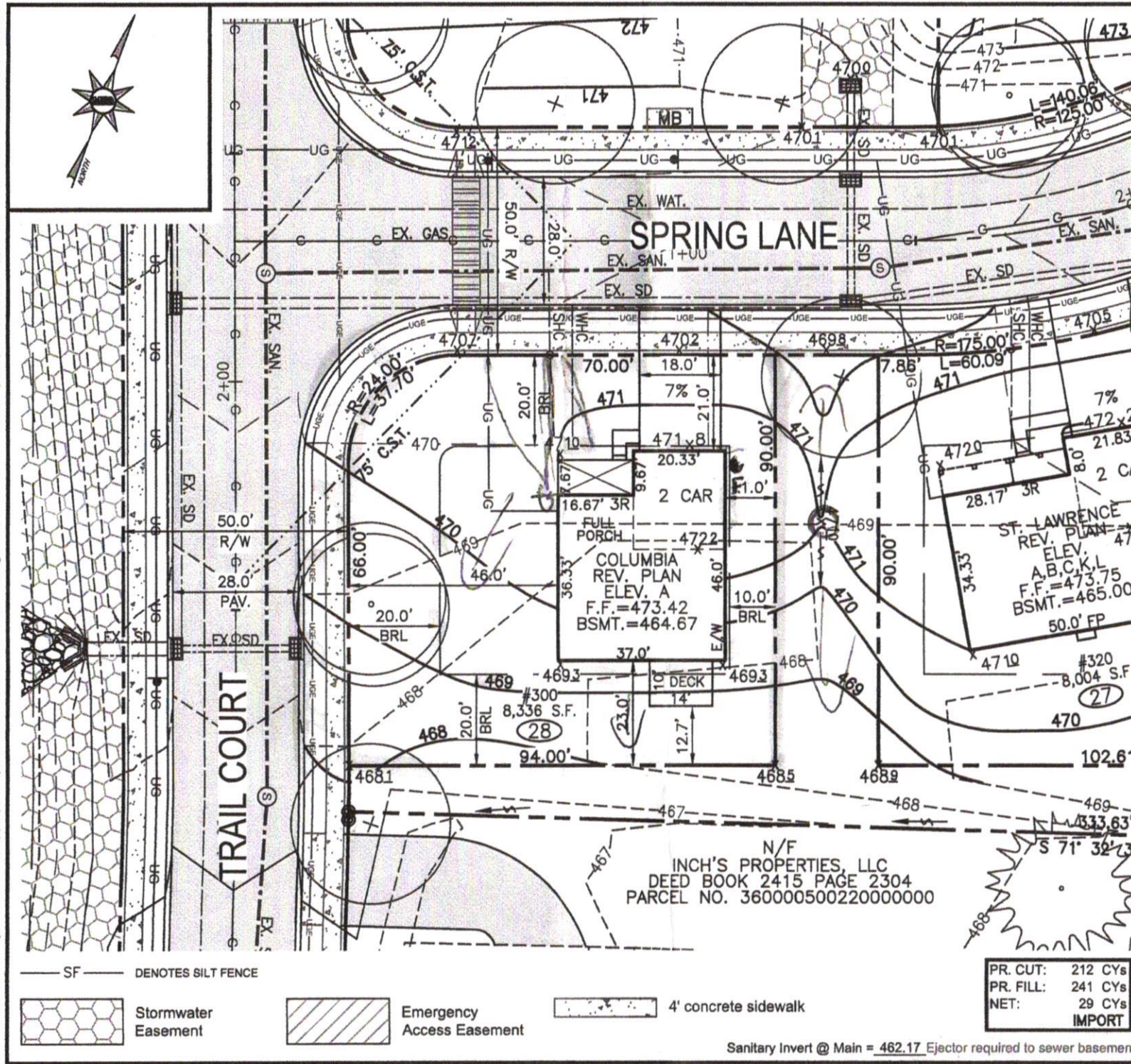


BROOKLYN TOPPER W/WHITE SPINDLE



Manhattan privacy fence

NOTE: Ryan Homes makes no representations regarding adjacent lots, off lot areas, or future improvements you may wish to make to your home or home-site, such as, but not limited to, decks, fences, patios structural additions, hot tubs or pools. All such improvements are subject to HOA restrictions as well as those applicable to the local jurisdictions. We recommend that you contact an appropriate professional, such as a licensed engineer or architect, to ensure your plans meet all applicable requirements prior to installation.



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS,
 SURVEYORS & LANDSCAPE ARCHITECTS
 3445-A BOX HILL CORPORATE
 CENTER DRIVE
 ABINGDON, MARYLAND 21919
 (410) 515-9000
 FAX (410) 515-9002
 www.mragla.com

SITE & GRADING PLAN

FOR
THE ORCHARDS
 AKA GRAY APPLE
 LOT 28
 #300 SPRING
 LANE
 MANCHESTER TOWNSHIP
 YORK COUNTY, PA

DATE	REVISION

BUILDER
 RYAN HOMES (BLW)
 11403 CROWNDRIVE
 OWINGS MILLS, MARYLAND 21117
 PHONE: 410-654-0581

AREA CALCULATIONS	
DRIVEWAY	396 SF
LEADWALK	28 SF
PUBLIC WALK	669 SF
SEED	4,184 SF
SOD (INC. R/W)	2,867 SF
WHC	11 LF
SHC	11 LF
HSE FACING	N. WEST

SETBACKS: RM Open Space
 Front: 20' Min.
 Side: 10' Min.
 Rear: 20' Min.
 Building Height: 35' Max.
 Building Coverage: 50% Max.
 Imp. Coverage: 65% Max.

Project No.: 22423
 Date: September 2, 2025
 Drawn By: Shane S.
 Checked By: L.B.
 Scale: 1" = 30'