**NOTICE**

Notice is hereby given that a public hearing will be held by the Manchester Township Zoning Hearing Board at the Township Office, 3200 Farmtrail Road, York, Pennsylvania 17406 on **Wednesday, April 6, 2022,** at which time and place all persons interested in the following application may appear and heard:

**CASE #2022-04 - APPEAL OF ZONING DECISION/SPECIAL EXCEPTION/VARIANCE-SUSQUEHANNA TRAIL APARTMENTS, LLC-** The applicant is appealing a decision of the Asst. Zoning Officer, requesting a special exception to allow more than two accessory buildings on one lot and a variance to decrease the number of parking spaces per dwelling in a multi-family building. The request is an appeal to the Asst. Zoning Officer’s decision requiring an applicant to apply for a special exception for more than two accessory buildings, Section 27-1102.4., and requesting a special exception to Section 27-1201 to increase number of accessory buildings allowed on a lot. The applicant is also requesting a variance of Section 27-1502 and Section 27-1609 to decrease the number of parking spaces per dwelling in a multi-family building. The property is under contract with the applicant and owned by Rutter’s Properties, LP and located along the western side of Susquehanna Trail, north of the Lightner Road intersection (Tax Map 07, Parcel 63) in the Residential High (RH) Zoning District.

**CASE #2022-05 – SPECIAL EXCEPTION/VARIANCE- 380 LOUCKS ROAD, LLC-** The applicant is requesting to install wall signs for two businesses and one freestanding sign listing both businesses for the property. The request is for sign variances and special exceptions of Section 27-1402 & Section 27-1408.P7A &P9A, Sign #1 variance for a 96 sq. ft. sign, maximum permitted 32 sq. ft., Sign #2 special exception for one business sign permitted, need two for second tenant, maximum sign area variance 96 sq. ft. A variance request for side of the building Sign#3 requesting 84 sq.ft. and a special exception for an additional attached business sign, Sign #4 special exception needed for an additional tenant sign and a variance is needed for 84 sq. ft. sign. Variance request also from Section 27-1408. P-9 to allow a sign 2’ from right of way when 20’ is required. This parcel is owned by 380 Loucks Road, LLC, and located at 380 Loucks Road/Rt. 30 (Tax Map 16, Parcel 0026) in the Commercial (C) zoning district.

If you are a person with a disability and wish to attend any of the hearings scheduled as set forth above and require any special accommodations to participate in the proceedings, please contact the Manchester Township Office at (717) 764-4646 at least three (3) business days prior to discuss how your needs may best be served.

 Cliff Tinsley

 Zoning Officer