

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

FOR OFFICE USE ONLY

Application # 2026-06

Date of Hearing 07-01-26

Time of Hearing _____

CONTINUED HEARING

Date of Hearing _____


Time of Hearing _____

APPLICATION FOR ZONING HEARING

1. Applicant's Name: ERIC ADAMCZYK manager Federal Express Corp
Address: 1000 FEDER DRIVE Moon Township PA 15101
E-mail Address: eric.adamczyk@fedex.com Phone Number: 412-298-5329
2. Property Owner's Name: JAX Holdings, LLC
Address: 520 Wyngate Road, Lutherville Timonium, MD
3. Property Location: 505 Farmbrook Lane
4. Zoning District: I- Industrial UPI # 36-27-500

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 6/14/26

OFFICE USE ONLY BELOW THIS LINE

Date Application Received _____	Property Posted _____
Date Application Fee Received _____	
Certified to ZHB	Date
Newspaper Advertisement of Hearing <u>6/16 + 6/24</u>	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Application Withdrawn	Date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:** _____
Special exception in pursuant to Section 27-1102.5 – Fence taller than 6 feet high.

6. **Description of Proposed Work and Use:** _____
The applicant proposed to expand the parking lot by adding more spaces and a concrete pavement area for trailer parking, along with typical site improvements such as lighting, signage and stormwater, including security fencing.

7. **Existing Use of Land / Buildings:** _____
FedEx Logistics and Distribution Hub.

8. **Number of Proposed Buildings / Structures:** _____ **N/A** _____ **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	28 Spaces	b. Proposed	74 Car Parking
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10. **Water System:** (check a, b or c)

a Public	X	Company Name	_____
b On-Site Well		c Other (Specify)	_____

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

a Public	X	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 proposed fencing will shield the employees from people entering the facility as well as prevent wildlife from accessing the site. The fencing along the N. Susquehanna Trail will be below road surface and the fence will not be very visible. At the same time, the rear fencing will run alongside brush and shrub, which will blend with the greenery. Overall, the fencing on site will not be very visible from either road frontage, which will not alter the character of the neighborhood and at the same time will provide protection for the facility.

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

The requested fence will be away from the property frontage and tucked in alongside the existing parking lot around the property. The security fencing will keep unwanted people and wildlife from trespassing through an active work site.

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.)

If the exemption is granted, the fence height requested will not be a burden as the proposed fence is down slope from the road below road grade. Therefore, the fence will not appear high as it would at grade or above grade installation. Additionally, the rear fence follows existing vegetation area that is much higher than the proposed fence.

