



Manchester Township Zoning Hearing Board

AGENDA

April 3, 2024

CALL TO ORDER

PLEDGE TO THE FLAG

NEW BUSINESS:

1. **2024-08 – James Hedges** - The applicant is requesting a Special Exception to section 27-1102 (5), to allow a 54" fence in the front yard on a corner property. The property is located at 812 Olivia Court.
2. **2024-09 – Garbon, Inc.** - The applicant is requesting a Variance from section 1408 Attachment 9, to have the maximum sign height increased from 35' to 100', and to have a Variance for the maximum area permitted for a sign from 32 sq. ft. to 42 sq. ft. A Variance to reduce sign setback from 100' to 35' is also requested. The property is located at 110 E. Eleventh Ave.

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

RECEIVED

MAR 13 2024

Initial: *Rachel*

FOR OFFICE USE ONLY

Application # 24-08
Date of Hearing April 3, 24
Time of Hearing 6:00 pm

CONTINUED HEARING

Date of Hearing _____
Time of Hearing _____

APPLICATION FOR ZONING HEARING

1. Applicant's Name Garban inc. D.B.A Jim's Auto Repair

Address: 108/110 E 11th Ave York PA 17404

Phone Number _____

2. Property Owner's Name: Alex Barber

Address: 108/110 E 11th Ave York PA 17404

3. Property Location 108/110 E 11th Ave York PA 17404

4. Zoning District Commercial district UPI # 36-000-08-0054-00

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 3/12/24

OFFICE USE ONLY BELOW THIS LINE

Date Application Received	<u>3-13-2024</u>	Property Posted	<u>3/20/24</u>
Date Application Fee Received	<u>3-13-2024</u>		
Certified to ZHB		Date	
Newspaper Advertisement of Hearing		Date	<u>3/29/24</u> Date <u>3/21/24</u>
Notice Mailed to Twp. Supervisors & ZHB		Date	<u>3/14/24</u>
Notice Mailed to Applicant & Adjacent Property Owners		Date	<u>3/20/24</u>
Application Withdrawn		Date	
Hearing Held		Date	<u>4/8/24</u>
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:

Limit for sign height is 35 feet Requesting variance in height to 100 feet with a 42 sq ft sign with a 35' ft setback

6. Description of Proposed Work and Use: To expose location of business for better visibility.

7. Existing Use of Land / Buildings: Automotive Repair Shop

8. Number of Proposed Buildings / Structures: 1 And:

- a Height of Building / Structures Feet 100 Stories
- b Type of Construction Metal / concrete
- 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
- b On-Site
- c. Other 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.

08 03/14

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)

To advertise my business AS local businesses do (Harley), my location is surrounded by other businesses

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

Every one is a business or has signs, no residential

c) If the special exception is granted, show how the provisions of Section 27-1408 Att. 9 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?)

My business can not be seen from main roadways, forley and the hotel are both above my building

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?)

Surrounded by businesses and all have signs

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?)

I believe that 100 feet will give me the height I need to be seen from main roadways

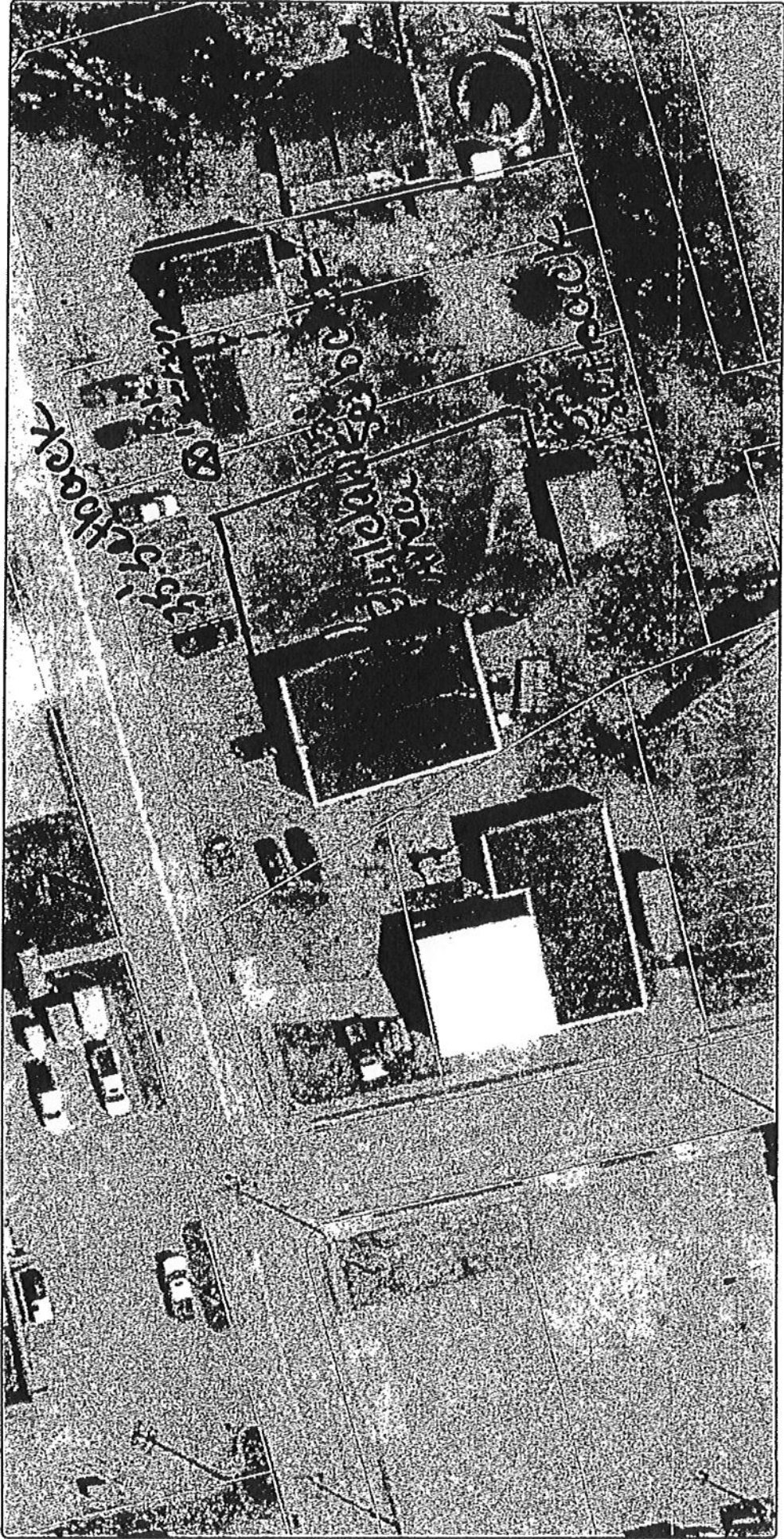
17. For an APPEAL of a decision(s) of the township's zoning officer or of an enforcement action of the township:

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)



Disclaimer: This map is not a survey or legal evidence of size, shape, location or ownership of real estate, roads or municipal boundaries. The municipality and C.S. Davidson assume no liability related to the use of this map.

Parcel ID	Address	City	State	Zip	Deed Owner	Deed Owner Address	Deed Owner City	State	Zip
3600008004200.00	200 E 11TH AVE	YORK	PA	17404	PA COMM, DEPT OF TRANSPORTATION	2140 HERR ST	HARRISBURG	PA	17103
3600008004300.00	1450 N QUEEN ST	YORK	PA	17404	PA COMM DEPT OF TRANSPORTATION	2140 HERR ST	YORK	PA	17404
3600008004480	1407 N QUEEN ST	YORK	PA	17404	COMMONWEALTH OF PENNSYLVANIA & PENNSYLVANIA COMMONWEALTH	1407 N QUEEN ST	YORK	PA	17404
3600008004700.00	1406 N QUEEN ST	YORK	PA	17404	PA COMM, DEPT OF TRANSPORTATION	2140 HERR ST	HARRISBURG	PA	17103
3600008004740	1408 N QUEEN ST	YORK	PA	17404	PA COMM, DEPT OF TRANSPORTATION	2140 HERR ST	HARRISBURG	PA	17103
3600008004800.00	1415 N DUKE ST	YORK	PA	17404	PA COMM, DEPT OF TRANSPORTATION	PO BOX 15627	YORK	PA	17405
3600008004880	1415 N DUKE REAR ST	YORK	PA	17404	1405 N DUKE YORK ADAMS TAX BUREAU	PO BOX 15627	YORK	PA	17405
3600008004900.00	N QUEEN ST	YORK	PA	17404	ROBINSON JOSEPH E & KNAPPER JO TRUSTEES FOR YORK AREA EARNED INC TX	PO BOX 15627	YORK	PA	17405
3600008004940	N QUEEN ST	YORK	PA	17404	Penn DOT	2140 HERR ST	YORK	PA	17404
3600008005000.00	1461 N QUEEN ST	YORK	PA	17404	PA COMM, DEPT OF TRANSPORTATION	2140 HERR ST	HARRISBURG	PA	17103
3600008005200.00	116 E ELEVENTH AVE	YORK	PA	17404	PA COMM DEPT OF TRANSPORTATION	2140 HERR ST	HARRISBURG	PA	17103
3600008005300.00	114 E 11TH AVE	YORK	PA	17404	PA COMM DEPT OF TRANSPORTATION	2140 HERR ST	HARRISBURG	PA	17103
3600008005400.00	110 E ELEVENTH AVE	YORK	PA	17404	BARBOR HOLDINGS LLC	2401 WALNUT BOTTOM ROAD	YORK	PA	17408
3600008005500.00	100-190 ARSENAL RD	YORK	PA	17404	RLP YORK LLC	100-190 ARSENAL RD	YORK	PA	17404
3600008005540	1545-1595 N QUEEN ST	YORK	PA	17404	BEKER-GEORGEW Penn DOT	804 CHURCH RD	YORK	PA	17404-1321
3600008005800.00	410 ARSENAL RD	YORK	PA	17404	Jay Sai LLC	410 ARSENAL	YORK	PA	17404

1400 Queen (Ptot) ✓

1435 N. Duke St ✓ Oil 2. AD - Laugerman Investment Partners

1435 N. Duke St ✓ Taxes

20 E Eleventh ✓ Snelly's Baking 295a Broomer Dr. 19408

43 E 10th Ave ✓
Robert + Debra Mennemann

39 E 10th Ave ✓
Jones + Amanda Smith

41 E 10th Ave ✓
Martin Gonzalez

60 E 10th Ave ✓
Jagun Collado + Maura

MANCHESTER TOWNSHIP
 3200 Farmtrail Road
 York, PA 17406-5699

FOR OFFICE USE ONLY	
Application #	24-0007
Date of Hearing	4-3-24
Time of Hearing	6:00pm
CONTINUED HEARING	
Date of Hearing	_____
Time of Hearing	_____

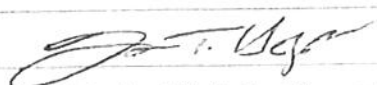
APPLICATION FOR ZONING HEARING

- Applicant's Name James T. Hedges
 Address: 812 Olivia Court
York, PA 17404 Phone Number _____
- Property Owner's Name: James T. Hedges
 Address: 812 Olivia Court York, PA 17404
- Property Location 812 Olivia Court York, PA 17404
- Zoning District Residential Low UPI# 36000KH0083110

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 2/23/2024

OFFICE USE ONLY BELOW THIS LINE

Date Application Received	<u>3-11-24</u>	Property Posted	<u>3/20/24</u>
Date Application Fee Received	<u>3-11-24</u>		
Certified to ZHB		Date	
Newspaper Advertisement of Hearing		Date	<u>3/20/24</u> Date <u>3/29/24</u>
Notice Mailed to Twp. Supervisors & ZHB		Date	<u>3/14/24</u>
Notice Mailed to Applicant & Adjacent Property Owners		Date	<u>3/20/24</u>
Application Withdrawn		Date	
Hearing Held		Date	<u>4/3/24</u>
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: _____

Fence Installation 27-1102(5)

6. Description of Proposed Work and Use: _____

Installation of security fence. To be installed at sides and rear of home/property.

7. Existing Use of Land / Buildings: Residential Property

8. Number of Proposed Buildings / Structures: 1 - fence And: _____

- a Height of Building / Structures _____ Feet _____ Stories _____
- b Type of Construction Aluminum fence
- 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)

Existing homes on Olivia court have security fencing. Proposed fencing and installation would be consistent with style, color and installed location as the properties currently on Olivia court with security fencing.

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

Existing properties on Olivia court have fencing of similar material, color, style, height and installed location as to the proposed.

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.)

Fencing will be installed strictly to plan/used at approved conditions.

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?)

Property does not currently have fencing. Owner want to install fencing for security purposes and improved safety for owner's children and dog.

- 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?)

Existing neighbors/properties have security fencing installed. Proposed fencing would be of similar style, material, color, height and installed location.

- 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?)

Proposed fencing would be installed in existing yard at sides and rear of home. Fencing would be installed in a way to enclose sides and rear portions of property. Similar to other properties with security fencing as Olivia card.

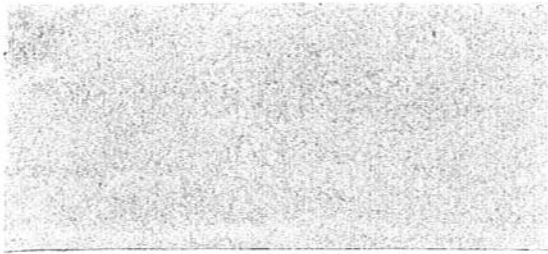
17. For an APPEAL of a decision(s) of the township's zoning officer or of an enforcement action of the township:

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)

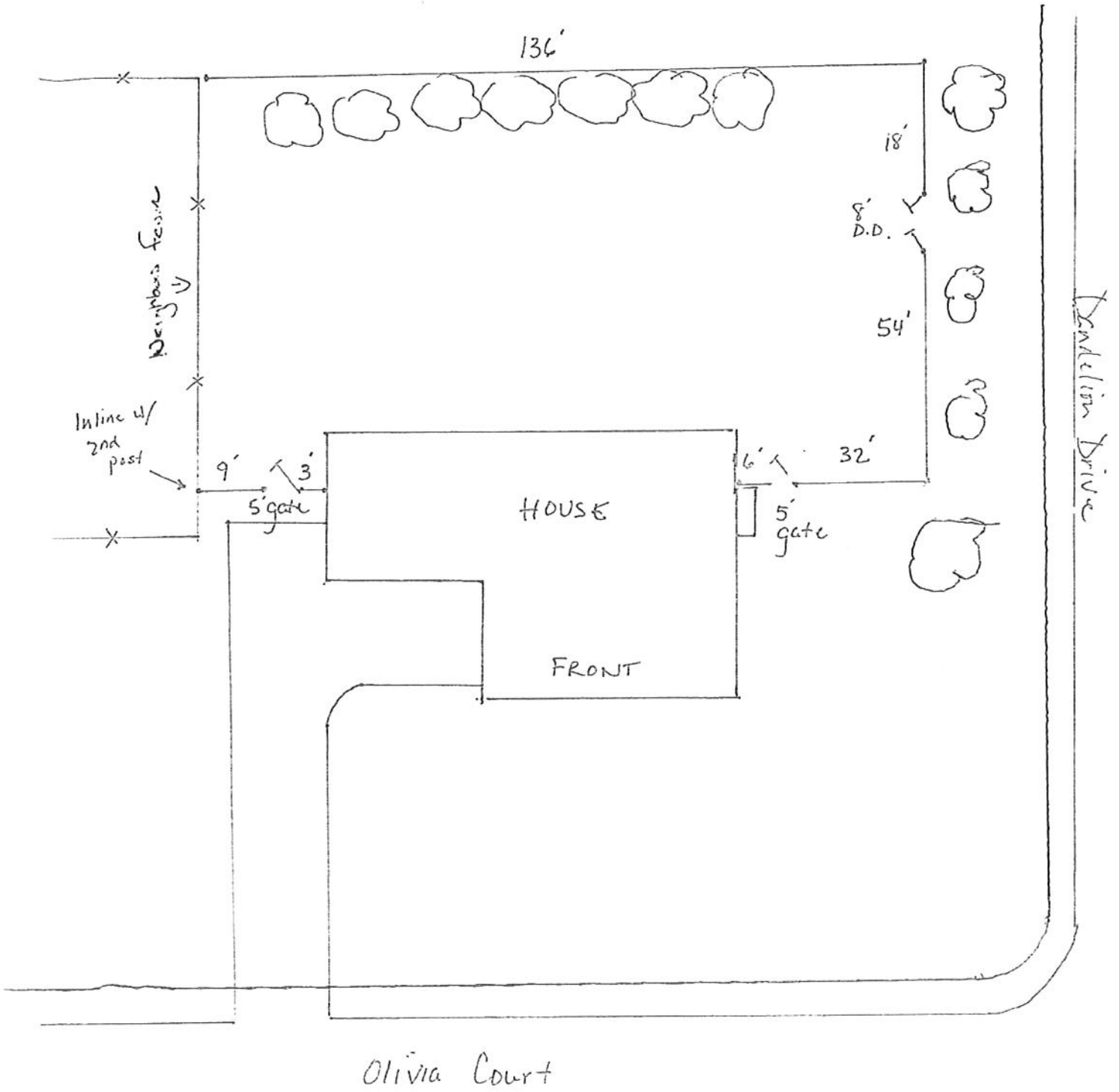


JOB James Hedges

ADDRESS _____

TOWNSHIP _____

Not to Scale



X=Existing

Parcel ID	Address	City	State	Zip	Deed Owner	Deed Owner Address	Deed Owner City	State	Zip
3600040003400.00	1099 DANDELION DR	YORK, PA	17404		PATEL, MUKESH C	1029 DANDELION DR	YORK, PA	17404	6460
3600040003500.00	1043 DANDELION DR	YORK, PA	17404		GILOI, PAULO E & MARIA H	1043 DANDELION DR	YORK, PA	17404	
3600040003600.00	1057 DANDELION DR	YORK, PA	17404		FIRTH, BRYAN & NICOLE	1057 DANDELION DR	YORK, PA	17404	6460
3600040003700.00	1071 DANDELION DR	YORK, PA	17404		WEBB, RONALD J & JOAN H	1071 DANDELION DR	YORK, PA	17404	6460
3600040003800.00	1085 DANDELION DR	YORK, PA	17404		FRAZIER, GARY D & LAURA B	1085 DANDELION DR	YORK, PA	17404	6460
3600040003900.00	1099 DANDELION DR	YORK, PA	17404		PHAM, PHONG	1099 DANDELION DR	YORK, PA	17404	
3600040004000.00	1098 DANDELION DR	YORK, PA	17404		DORIA STEPHEN & LINDSEY & SMITH PATRICIA	1098 DANDELION DR	YORK, PA	17404	
3600040004100.00	838 GREENBRIAR RD	YORK, PA	17404		SEAL, JESSICA C & DEAN E	838 GREENBRIAR RD	YORK, PA	17404	
3600040004200.00	1040 DANDELION DR	YORK, PA	17404		ACKER, BRETT L & DEBRA F	1040 DANDELION DR	YORK, PA	17404	6461
3600040004600.00	773 APPLEWINE CT	YORK, PA	17404		CHINO, MATTHEW & EMILY	773 APPLEWINE CT	YORK, PA	17404	
3600040004700.00	761 APPLEWINE CT	YORK, PA	17404		AUSHERMAN, MICHAEL D & CHRISTINA A	761 APPLEWINE CT	YORK, PA	17404	6465
3600040007700.00	1084 DANDELION DR	YORK, PA	17404		SMITH, LONNY & SHERRY	230 SQUIRE WAY	HANOVER, PA	17331	
36000KH002400	843 GREENBRIAR RD	YORK, PA	17404		HERSHNER, EMMETT & LINDSEY	843 GREENBRIAR RD	YORK, PA	17404	
36000KH002400	907 GREENBRIAR RD	YORK, PA	17404		CHRISTIAN SCHOOL ASSOC	907 GREENBRIAR RD	YORK, PA	17404	1341
36000KH008200	868 GREENBRIAR RD	YORK, PA	17404		BROWN, GLENN A & JOYCE E	868 GREENBRIAR RD	YORK, PA	17404	1340
36000KH008300	780 GREENBRIAR RD	YORK, PA	17404						
36000KH008340	822 GREENBRIAR RD	YORK, PA	17404		GILBERT, DONALD L JR & MARCELLENE K	822 GREENBRIAR RD	YORK, PA	17404	1340
36000KH008380	813 OLIVA CT	YORK, PA	17404		MAO, OYENIKE & ADEYEMI	813 OLIVA CT	YORK, PA	17404	
36000KH0083C0	835 OLIVA CT	YORK, PA	17404		MILLER, TODD & JESSICA	835 OLIVA CT	YORK, PA	17404	
36000KH0083D0	857 OLIVA CT	YORK, PA	17404		ZIMMERMAN, LUKE W & AMANDA K	857 OLIVA CT	YORK, PA	17404	6472
36000KH0083E0	873 OLIVA CT	YORK, PA	17404		GARRISON, ANDREW	873 OLIVA CT	YORK, PA	17404	
36000KH0083F0	878 OLIVA CT	YORK, PA	17403		DEAN, JUANA K	878 OLIVA CT	YORK, PA	17403	
36000KH0083G0	834 OLIVA CT	YORK, PA	17404		BRANDSTEDTER, RODNEY K II & ALISON	834 OLIVA CT	YORK, PA	17404	
36000KH0083H0	812 OLIVA CT	YORK, PA	17404		HEDGES, JAMES T & KRISTIN E	812 OLIVA CT	YORK, PA	17404	
36000KH010100	1060 GREENBRIAR RD	YORK, PA	17404		MANCHESTER TOWNSHIP	3200 FARMTRAIL RD	YORK, PA	17406	5699

1043 Dandelion James Lewis
Henry III

780 Greenbriar Ashley Westson + Christine Cranner

813 Olivia Virginia Lee Falbri

Property Owners Address

Brett & Debra Acker
James Lewis III
Bryan & Nicole Firth
Ron & Joan Webb
Lonny & Sherry Smith
Gary & Laura Frazier
Stephen & Lindsey Doria, Patricia Smith
Pham Phong
Ajao & Oyenike Adeyemi
Keith & Alison Brandstedter
Todd & Jessica Miller
1040 Dandelion Drive York, PA 17404
1043 Dandelion Drive York, PA 17404
1057 Dandelion Drive York, PA 17404
1071 Dandelion Drive York, PA 17404
1084 Dandelion Drive York, PA 17404
1085 Dandelion Drive York, PA 17404
1098 Dandelion Drive York, PA 17404
1099 Dandelion Drive York, PA 17404
813 Olivia Court York, PA 17404
834 Olivia Court York, PA 17404
835 Olivia Court York, PA 17404