



Manchester Township Zoning Hearing Board

AGENDA

March 6, 2024

CALL TO ORDER

PLEDGE TO THE FLAG

NEW BUSINESS:

1. **2024-06- Christopher & Casey Albright** - 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 2890 Dewberry Road in the Residential Low (RL) zoning district. (Tax Map 32, Parcel 0110). Time of hearing 6:00 pm.

MANCHESTER TOWNSHIP
 3200 Farmtrail Road
 York, PA 17406-5699

FOR OFFICE USE ONLY
 Application # 2024-06
 Date of Hearing 3-14-24
 Time of Hearing 6:00 pm

CONTINUED HEARING
 Date of Hearing _____
 Time of Hearing _____

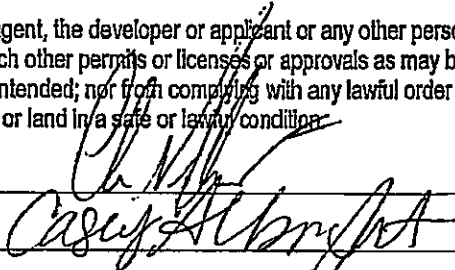
APPLICATION FOR ZONING HEARING

1. Applicant's Name Chris and Casey Albright
 Address: 2890 Dewberry Rd.
York, PA 17404 Phone Number _____
2. Property Owner's Name: Chris and Casey Albright
 Address: 2890 Dewberry Rd. York, PA 17404
3. Property Location 2890 Dewberry Rd. York, PA 17404
4. Zoning District _____ UPI # _____

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 2/14/24

OFFICE USE ONLY BELOW THIS LINE

Date Application Received <u>2-14-24</u>		Property Posted _____
Date Application Fee Received <u>2-14-24</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: 271102(5)

Requesting a special exception to 27-1102(5)
of the township ordinance to allow for a 54" tall
fence to be placed on the corner lot of Deuberry and
Blackhill Rd.

6. Description of Proposed Work and Use: Outdoor black aluminum fence for increased safety
on personal residence property.

7. Existing Use of Land / Buildings: Single family home.

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

- a Height of Building / Structures fence is 54 inches high Stories
- b Type of Construction fence installation
- c Number of Families / Dwelling Units 1
- d Habitable Floor Area for Each Dwelling Unit ~~N/A~~ 4,100 sq.
- e If Mobile Home, Title Holder's Name / Address N/A

9. Off Street Parking Spaces: N/A

- 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.

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)

Yes. The aluminium fence is the same style and height as the fence around the pool on the property and also the same as other fences in the development.

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

The fence will match an existing fence and increase safety on the property and for neighborhood residents.

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.)

Section 27-1102(5) permits for fences above three feet tall on a corner lot where a special exception is granted.

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 :

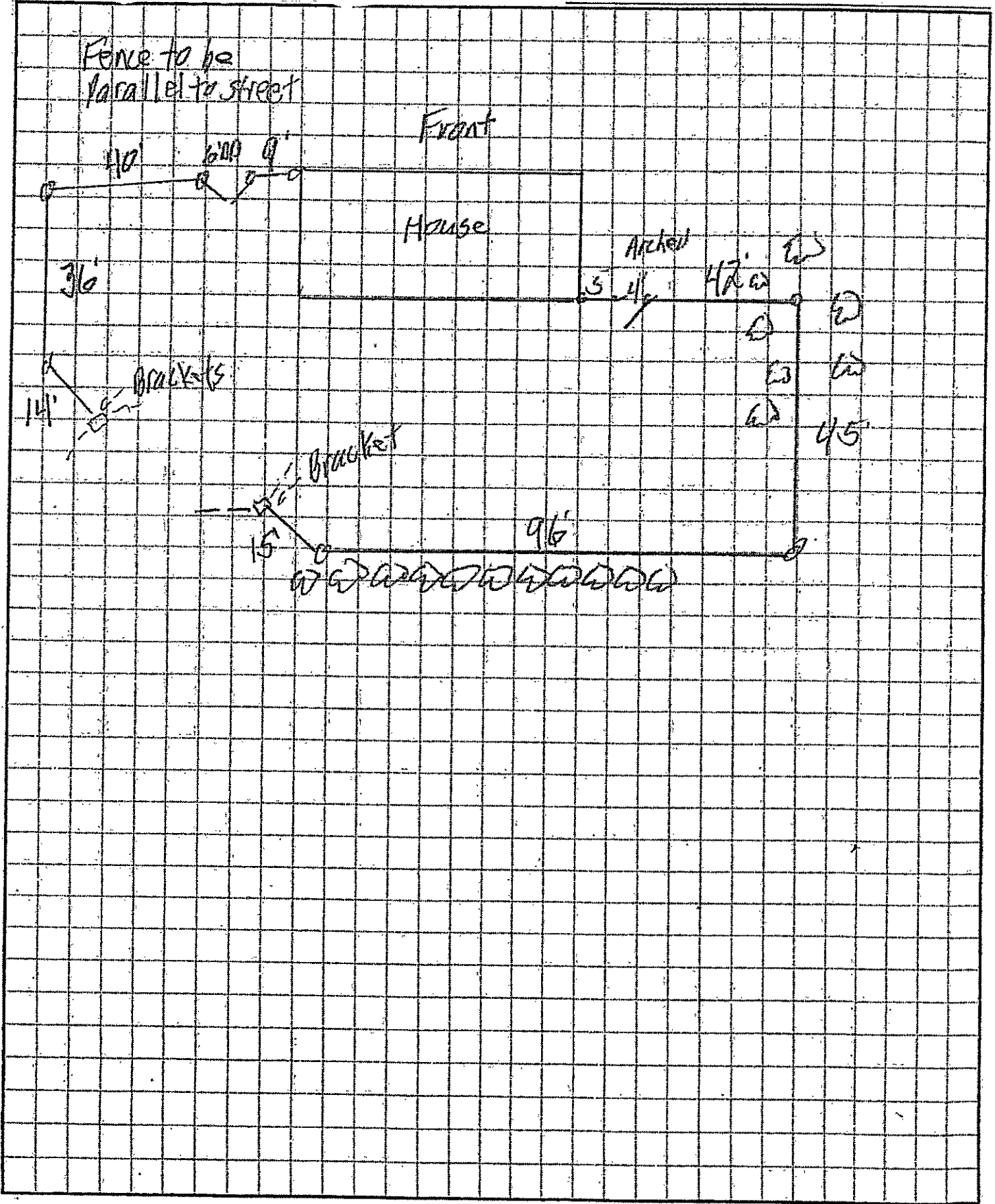
The following enforcement action of the township:

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)

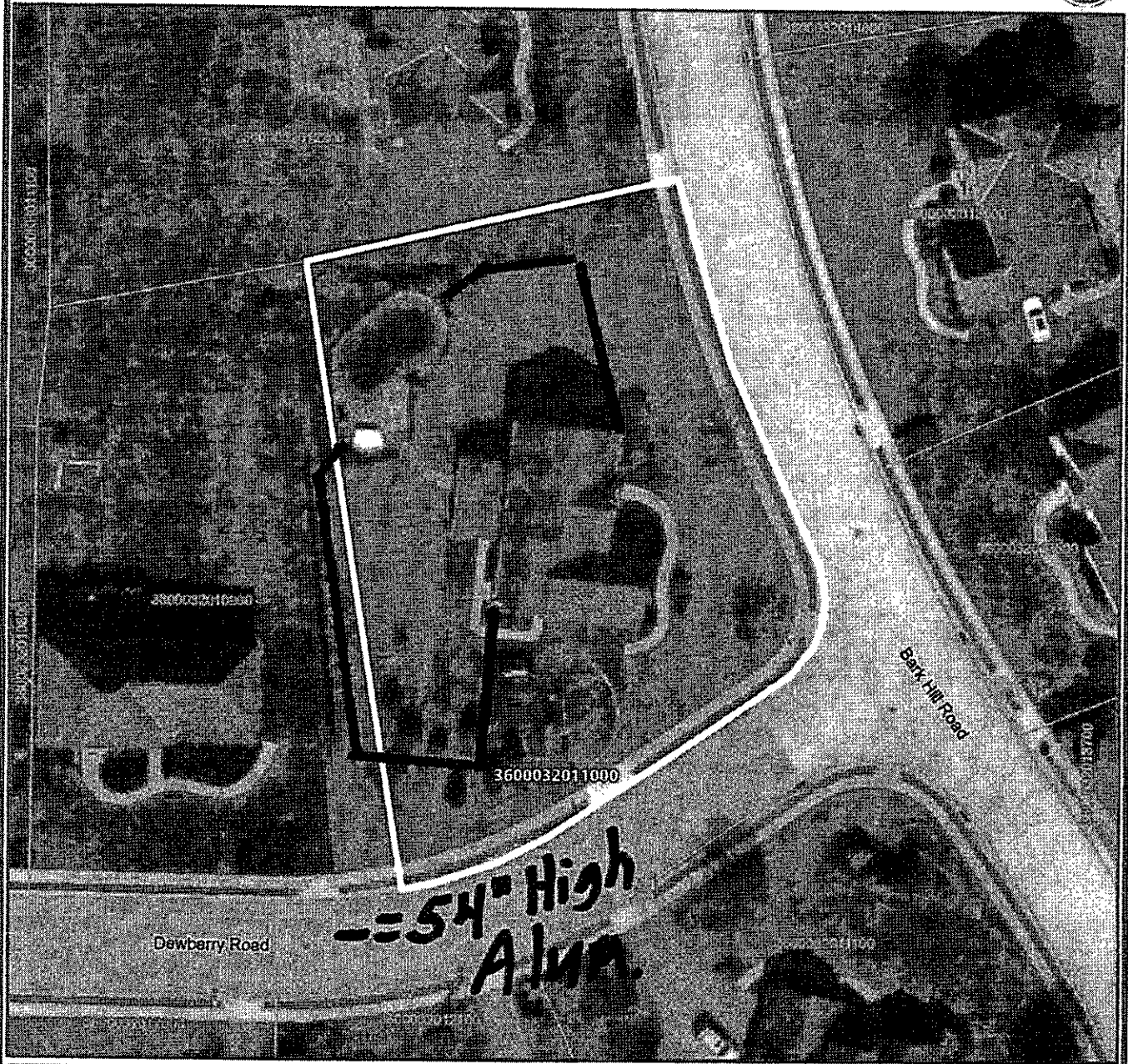
Lee Fence and Outdoor
152 South Sumner Street
York, PA 17404
717-801-4100

JOB Casey Albright
2890 Dewberry Rd
YORK PA 17404

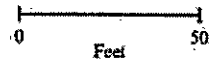
CROSS ST.



Parcel - 360003201100000000



Owner - ALBRIGHT CASEY M & CHRISTOPHER D
Property Address - 2890 DEWBERRY RD
Tax Municipality - Manchester Twp
School District - Central School District
Class - Residential
Land Use - R - Two Story House
Acres - 0.608
Assessed Land Value - \$ 57,910
Assessed Building Value - \$ 298,960
Assessed Total Value - \$ 356,870
Sale Date - May 12, 2022
Sale Price - \$ 550,000
Deed Book - 2727, Page 8237



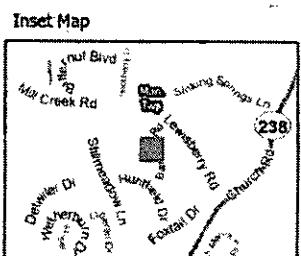
1 inch = 50 ft 1:600

- Legend**
- Selected Parcel
 - Parcels
 - Municipal Boundary

Layers should not be used at scales larger than 1:2400. (Note: Elevation will occur at scales 1" = below 200 Ft.)

Mapping Provided by
YCPC
 YORK COUNTY PLANNING COMMISSION

Aerial Photography - 2021
 Last Updated: 12/13/2022



Disclaimer:
 The York County Planning Commission provides this geographic information to assist you and to the extent possible the "Data" is a public information service. The Data is not a legally recorded plan, survey official tax map or engineering document and should be used for only general information. Reasonable effort has been made to ensure that the Data is correct, however the Commission does not guarantee its accuracy, completeness, timeliness. The Commission shall not be liable for any damages that may arise from the use of the Data.



LEE FENCE AND OUTDOOR_{LLC}



RESIDENTIAL FENCE, COMMERCIAL FENCE, DECKS, RAILINGS, ACCESS CONTROL

