

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 6/4/26

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Application Withdrawn _____	Date _____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

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.

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)