

3-10-24 \$650

MANCHESTER TOWNSHIP  
3200 Farmtrail Road  
York, PA 17406-5699

<b>FOR OFFICE USE ONLY</b>	
Application #	<u>2026-03</u>
Date of Hearing	<u>04-01-2026</u>
Time of Hearing	<u>2 pm</u>
CONTINUED HEARING	
Date of Hearing	_____
Time of Hearing	_____

### APPLICATION FOR ZONING HEARING

- Applicant's Name Michael & Jodi Snyder  
 Address: 2698 Deininger Rd York, Pa 17406  
 E-mail Address: mssc89@aol.com Phone Number: (717) 577-3248  
msnydershop@gmail.com
- Property Owner's Name: Tina Innerst  
 Address: 845 Hess Farm Rd Dallastown 17313
- Property Location 1 Interchange Place York, Pa 17406
- Zoning District I UPI# 30000LH 000360

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.

Michael Snyder  
Jodi A Snyder  
 Signature of Applicant / Authorized Representative  
 Date 3/10/26

OFFICE USE ONLY BELOW THIS LINE

Date Application Received <u>3-10-24</u>	Property Posted _____
Date Application Fee Received <u>3-10-24</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Application Withdrawn	Date _____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: \_\_\_\_\_

27-903?  
Use allowed w/special Exception

6. Description of Proposed Work and Use: \_\_\_\_\_

7. Existing Use of Land / Buildings: \_\_\_\_\_

8. Number of Proposed Buildings / Structures: \_\_\_\_\_ **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 15 b. Proposed 15

10. Water System: (check a, b or c)

a Public \_\_\_\_\_ Company Name York Water Co.  
b On-Site Well \_\_\_\_\_ c Other (Specify \_\_\_\_\_)

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

a Public Manchester Township 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)

---

---

---

---

---

---

---

---

---

---

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

---

---

---

---

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.)

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---





**Attachment – Michael and Jodi Snyder – Application for Special Exception**

15. The applicant alleges that the proposed Special Exception use:

a) Would be in harmony with the character of the neighborhood because:

*The present property is located in the Industrial District in a cul de sac with similar uses. The amount of traffic, noise and activity will be similar to the uses on adjoining properties and within the District.*

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

*The proposed use of the property as an automotive repair garage will not be harmful to adjoining Industrial properties, which are similar in use and degree of impact. The Applicant will adhere to the requirements for screening and will limit the storage of outside vehicles. The Applicant specializes in Mercedes Benz, which are high-end automobiles, and he does not operate a general garage with a larger volume of business.*

c) If the special exception is granted, show how the provisions of Section 27-1213 Automobile Garage, Major of the Zoning Ordinance will be met.

An automobile garage, major, is permitted in the I-Industrial District as a special exception subject to the following criteria:

A. All service and/or repair activities shall be conducted within a wholly-enclosed building.

*All repair activities will be performed within the building.*

B. No outdoor storage of parts, equipment, lubricants, fuel or other materials, new or used or discarded, as part of the service or repair operation, shall be permitted.

*The building has sufficient indoor storage – so there will be no outside storage of parts, equipment, fuel or other materials.*

C. All exterior vehicle storage areas shall be screened from adjoining residentially-zoned properties and roads.

*Any outside vehicle storage will be limited, but the Applicant will ensure that any vehicles stored outside will be screened from residential properties. There are, however, no adjoining residentially-zoned properties or roads.*

D. The storage of unlicensed vehicles for more than 30 days is prohibited.

*No unlicensed vehicles will be stored on the property.*

E. Any ventilation equipment outlets associated with the service/repair work area(s) shall not be directly towards any adjoining residentially-zoned or used property and conform to all outside agency requirements.

*No ventilation equipment outlets will be directed towards residential properties.*

F. All vehicles shall be repaired and removed from the premises within 30 days.

*The Applicant has over forty years' experience as a mechanic, most of which have been in operating his own business. The Applicant is used to the flow of vehicles based on this experience, and will ensure that all vehicles are repaired and removed from the premises within 30 days.*

G. The demolition or junking of vehicles, trailers, boats and other machinery is prohibited.

*No demolition or junking of vehicles or other items will occur on the premises at any time.*

H. All repair work creating a noise nuisance shall be performed inside a building.

*No repair will be done outside the building. All noise-related activities will be limited to the building.*

I. Signs, off-street parking, and access driveways shall conform to the requirements of Parts 14 and 15.

*The premises will have at least 15 parking spaces that conform to the requirements of the Zoning Ordinance in addition to any parking of stored vehicles. The Ordinance would require 15 parking spaces (one space per 400 square feet of shop area = 5,820 square feet of shop area / 400 = 14.55 required spaces). All signs and access driveways will conform to the requirements of parts 14 and 15 of the Zoning Ordinance.*