



Manchester Township Zoning Hearing Board

AGENDA

September 3, 2025, at 6:00 p.m.

CALL TO ORDER

PLEDGE TO THE FLAG

NEW BUSINESS:

- **ZHB 2025-12** - Molt, LLC requests a special exception pursuant to §27-1256 and §27-14, Attachment 9, to allow a Changeable Electronic Variable Message Sign. Additionally, the applicant requests a variance from §27-14, Attachment 9, where the maximum sign size permitted is 32 square feet and the proposed sign is 72 square feet, at 333 Arsenal Road, 36-000-JI-0040.D0, in the Commercial District.
- **ZHB 2025-14** - Daniel Hoff requests a special exception pursuant to §27-1102.1 to permit an accessory dwelling in the front yard on a lot within a cul-de-sac that has two front yards at 700 Chesterbrook Drive, 36-000-31-0005.00-00000, in the Residential Medium District.

ADJOURN



Manchester Township Zoning Hearing Board Special Exception and Variance Application Briefing

Application Number:	2025-12	ZHB Hearing Date:	09/03/2025
Applicant(s):	Kevin Coutts Strickler Signs	Tax Map Parcel:	36-JI-40.D0
Property Owner(s):	Molt LLC	Lot Size:	0.729 acres
Property Location:	333 Arsenal Road	Zoning:	Commercial

Project Narrative:

The applicant requests a special exception pursuant to §27-1256 and §27-14, Attachment 9, to permit a second changeable electronic variable message sign (CEVMS) and a variance from §27-14, Attachment 9, to allow a 72 square foot sign where the maximum permitted sign size is 32 square feet, at 333 Arsenal Road, 36-000-JI-0040.D0-00000, in the Commercial District.

Property Characteristics:

1. The subject property is improved with a restaurant and brewery; however, final inspections have not been completed. A certificate of occupancy has not yet been issued. All permits require passing final inspections before the certificate of occupancy can be issued.
2. Four signs have been approved by permitting. Three of the four signs have been installed. None of the signs have completed final inspections and a certificate of use issued. Use of the signs without final inspections and a certificate of use is a violation of the zoning ordinance and building code.
 - a. One existing CEVMS freestanding sign is 620 square feet.
 - b. One existing "blade" wall sign is 65 square feet.
 - c. One existing wall sign is 72 square feet.
 - d. One permitted but not yet constructed wall sign will be 84.5 square feet.
 - e. Attached hereto as **Exhibit "A"** are photos of the existing signs on the subject property.
 - f. Attached hereto as **Exhibit "B"** are sign details for the signs that currently have permits.
 - g. Attached hereto as **Exhibit "C"** are the currently permitted wall sign locations.
 - h. Attached hereto as **Exhibit "D"** is the zoning decision granting an increase in sign size for the above referenced signs and approval of the existing CEVMS sign, ZHB 2020-12.

3. The property is served by public water and public sewer.

4. Adjacent properties:

	Use	Zoning
North	Commercial	Commercial
South	Commercial	Commercial
West	Commercial	Commercial
East	Vacant/floodplain	Commercial

This briefing represents the views and comments of the Manchester Township staff only and should not be construed as a final approval or denial of this application. The Manchester Township Zoning Hearing Board members may have additional questions and/or comments with regard to this proposal. The applicant and/or his/her representative should be prepared to address comments or concerns raised by the Manchester Township Zoning Hearing Board members.

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

FOR OFFICE USE ONLY

Application # 2025-12
Date of Hearing 8/16/25 9/3/25
Time of Hearing 6PM

CONTINUED HEARING

Date of Hearing _____
Time of Hearing _____

APPLICATION FOR ZONING HEARING

1. **Applicant's Name** Kevin Coutts (h/w)
Address: Strickler Signs @ 3999 Carlisle Pike
New Oxford Pa 17350 **Phone Number** (717) 624 8450
2. **Property Owner's Name:** Molt LLC, Themie Sacarellos "Spruce"
Address: 333 Arsenal Rd York Pa 17402
3. **Property Location** 333 Arsenal Rd York Pa 17402
Parcel ID _____
4. **Zoning District** _____ **UPI#** 36-0000 JI 0040 D000000

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.

Kevin Coutts

Kevin Coutts (h/w)

Signature of Applicant / Authorized Representative

Date 7/9/25

OFFICE USE ONLY BELOW THIS LINE

Date Application Received 7/9/25
Date Application Fee Received _____

Property Posted 8/26/25

Certified to ZHB notified ZHB

Newspaper Advertisement of Hearing

Notice Mailed to Twp. Supervisors & ZHB

Notice Mailed to Applicant & Adjacent Property Owners

Application Withdrawn

Hearing Held

Planning Commission Review

Continued Hearing Held

Permit (GRANTED / REFUSED)

Date 7/11/25

Date 8/19/25 Date 8/26/25

Date 7/22 (second notice)

Conditions for Approval _____

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

BY 7/16 FOR AUG

15,100 SF
multi-use Bldg.
Brewery
Restaurant

FOR OFFICE USE ONLY

Application # 2025-12
Date of Hearing 8/6/25
Time of Hearing 9/3/25

CONTINUED HEARING

Date of Hearing _____
Time of Hearing _____

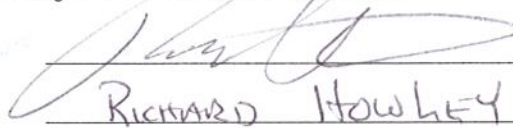
APPLICATION FOR ZONING HEARING

1. Applicant's Name MOLT LLC
Address: PO Box 20316 York
Rich Howley Phone Number (717) 887-3779
Richhowley1@gmail.com
2. Property Owner's Name: MOLT LLC
Address: PO 20316 York, PA 17402
3. Property Location 333 ARSENAL RD YORK, PA 17402
4. Zoning District 3E Commercial UPI # 36-00071-0040-00-00000

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.


Richard Howley

Signature of Applicant / Authorized Representative

Date 7/5/25

OFFICE USE ONLY BELOW THIS LINE

Date Application Received <u>7/9/25</u>	Property Posted _____
Date Application Fee Received _____	
Certified to ZHB _____	Date <u>7/1/25</u>
Newspaper Advertisement of Hearing _____	Date <u>7/22/25</u> Date <u>7/29/25</u>
Notice Mailed to Twp. Supervisors & ZHB _____	Date _____
Notice Mailed to Applicant & Adjacent Property Owners _____	Date <u>7/18/25 & 7/23/25</u>
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:

§ 27-14, Attachment 9 ^{variance} map sign size is 32x
 § 27-12.50 CEVMS sign - SE

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

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.

5. Nature of SPECIAL EXCEPTION / VARIANCE / INTERPRETATION requested and SECTION NUMBER:~~27-1052~~, special exception for CEUMs

27-1250

27-Attachment 9 - Variance, new sign size is 32sf

6. Description of Proposed Work and Use:Install ① S/F CEUMs to exterior of
Wall Parade Rt 30 West7. Existing Use of Land / Buildings:

Commercial / Restaurant

~~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~~~~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.~~

Attached

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)

Sign is pre programmed w/ auto dim to prevent "Vegas" style signage. The sign is a modern yet respectful way to communicate w/ the public. The ability to change content allows the sign to be relevant while reducing the need for manual reader boards & sandwich type signs

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

No animation but more of a way to communicate w/ locals to promote events, specials, job opportunities, holiday hours etc... The sign is also available for emergency notifications

c) If the special exception is granted, show how the provisions of Section 27-1256 of the Zoning Ordinance will be met. (Please attach a separate sheet of paper as needed.)

- # 1 - Sign will not flash animate scroll or video
- # 2 - 20 sec hold time, max 3 images per minute
- # 3 - Auto dim per light conditions
- # 4 - Available to Twp for emergency notifications

Application for Building/Zoning Permit and Plans Examination
Electronic submissions are preferred and can be made to zoning@mantwp.com

CODE ADMINISTRATORS, INC.

1826 Charter Lane, Suite 101
Lancaster, PA 17601
Ph: (717) 859-3350 - Fx: (717) 755-9135

MANCHESTER TOWNSHIP

3200 Farmtrail Road
York, PA 17406
Ph: (717) 764-4646 - Fx: (717) 767-1400

PERMIT #: 25-05240

Recd.: 7/2

Sent to CA: _____

Recd. from CA: _____

Applicant Notified: _____

LOCATION OF PROJECT

Address 333 ARSENAL ROAD - YORK, PA 17402

Proposed Use commercial | C-RESTAURANT

OWNER OF RECORD

Name of Owner MOLT LLC, Themis Sacarellos

Address of Owner 333 ARSENAL ROAD City YORK

Phone # of Owner 717.577.7777 State PA Zip Code 17402

E-Mail: themis@moltllc.com

PROJECT INFO

- ☐ New Building ☐ Addition ☐ Alteration ☐ Repair ☐ Demolition ☐ Change of Occupant only
☐ Fire Prevention ☐ Change of Use ☐ Plumbing ☐ Mechanical ☐ Electrical ☒ Sign ☐ Other(specify)

Brief Description of Project LED Digital Display
6'h x 12'w

Cost of Construction 37,420.- Sq. Footage 72 sq Ft

SITE PLAN

All applicants must submit a site plan/drawing which includes:

- Location of existing and proposed structures.
- Distance of proposed structure from all property lines (setbacks).
- Location of existing and proposed stormwater facilities.
- Proposed stormwater facilities must show the type of facility and how the water will get to the facility.
- Proposed type and location of erosion and sediment control (i.e. silt sock, silt fence, straw bale, etc.)

7/2
emailed
Heather

special exception needed
CEVMS \$ 32 ft max

GENERAL
CONTRACTOR

General Contractor Strickler Signs
Address 3999 Carlisle Pike New Oxford Pa 17350
Phone 717 624 8450 Fax _____ Mobile _____
E-Mail: hweikel@stricklersigns.com

FRAMING
CONTRACTOR

Framing Contractor _____ Contact # _____
Scope of Work _____

E-Mail: _____

ELECTRICAL
CONTRACTOR

Hook up to existing electrical

Electrical Contractor _____ Contact # _____
Scope of Work _____

E-Mail: _____

PLUMBING
CONTRACTOR

Plumbing Contractor _____ Contact # _____
Scope of Work _____

Twp Registration # _____
E-Mail: _____

HEATING
CONTRACTOR

Heating Contractor _____ Contact # _____
Scope of Work _____

E-Mail: _____

FOUNDATION
CONTRACTOR

Foundation Contractor _____ Contact # _____
Scope of Work/Type of Work _____

E-Mail: _____

~~FIRE PREVENTION
CONTRACTOR~~

Fire Prevention Contractor _____ Contact # _____

Scope of Work/ _____

E-Mail: _____

Provide copies of all other applicable permits, certifications, or licensing requirements, which may apply under the following:

1. Elevator or Lifting Device Regulations
2. Boiler and Unfired Pressure Vessel Law
3. Propane and Liquified Petroleum Gas Act
4. Health Care Facilities Act
5. Older Adult Daily Living Centers Licensing Act

DESIGN
PROFESSIONAL

Name: Murdoch Engineering

Address: 2399 Rt 34 Unit A2
Manasquan NJ 08736

Telephone: 973 570 8215 #2 FAX: _____

E-Mail: projects@murdochengineering.com

Certification or Registration: PE082030

The applicant certifies that all information on this application is correct, and the work will be completed in accordance with the "approved" construction documents and PA Act 45 (Uniform Construction Code) and any additional approved building code requirements adopted by the Municipality. The property owner and applicant assume the responsibility of locating all property lines, setback lines, easements, rights-of-way, flood areas, etc. Issuance of a permit and approval of construction documents shall not be construed as authority to violate, cancel, or set aside any provisions of the codes or ordinances of the Municipality or any other governing body. The applicant certifies he/she understands all the applicable codes, ordinances, and regulations. Application for a permit shall be made by the owner or lessee of the building or structure, or agent of either, or by the registered design professional employed in connection with the proposed work.

I certify that the code administrator or the code administrator's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE &
DATE
REQUIRED

Applicant's Printed Name Kevin Coutts / Heather

Applicant's Address 3999 Carlisle Pike Phone # 717 624 8450

Applicant Signature Kevin Coutts (h/w) Date 7/11/25

E-Mail: hweikel@stricklersigns.com

LOT COVERAGE WORKSHEET (if applicable)

Directions: Complete this worksheet after taking accurate measurements of all existing impervious surfaces. All dimensions should be consistent with the attached site plan. If this worksheet is not completed or if information is left off, the Zoning Officer may deny the application or complete the worksheet using aerial photographs, previous building permits and any available site information (which may be inaccurate).

ADDRESS: 333 Arsenal Rd PIDN: 40D 36-0-J1-40.D ZONING: C

1. Lot Size (1 acre = 43,560 s.f.) Lot size can be found on deed or tax assessment paperwork. Multiply the number of acres by 43,560 to obtain the total square feet (s.f.) of the lot.

0.073 ac. 3,179.88 s.f.

EXISTING (Indicate dimensions of existing structures/surfaces then multiply the dimensions to obtain s.f.)

Dimensions

Square Feet

- | | | |
|--------------------------------------------------|--------------------------------|----------------|
| 2. House | ____ ft x ____ ft | ____ |
| 3. Attached Garage | ____ ft x ____ ft | ____ |
| 4. Attached Deck | ____ ft x ____ ft | ____ |
| 5. Driveway (including stone) | ____ ft x ____ ft | ____ |
| 6. Sidewalk/Patio | ____ ft x ____ ft | ____ |
| 7. Detached Garage(s) | ____ ft x ____ ft | ____ |
| 8. Decking (not attached to house) | ____ ft x ____ ft | ____ |
| 9. Shed(s) or other accessory buildings | ____ ft x ____ ft | ____ |
| 10. Pool (including surrounding concrete deck) | ____ ft x ____ ft | ____ |
| 11. Barn(s) | ____ ft x ____ ft | ____ |
| 12. Other <u>Sign LED Display on wall</u> | <u>6</u> ft h x <u>12</u> ft w | <u>72</u> |
| 13. Total Existing Lot Coverage (add lines 2-12) | | <u>72</u> s.f. |

14. Total % of Existing Lot Coverage (line 13 divided by line 1, then multiply by 100) ____ %

PROPOSED (Identify structure, i.e. addition, deck, garage, etc.)

Dimensions

Square Feet

- | | | |
|----------------------------------------------------------------------------|-------------------|-----------|
| 15. _____ | ____ ft x ____ ft | ____ |
| 16. _____ | ____ ft x ____ ft | ____ |
| 17. Total Proposed Lot Coverage (add lines 15 & 16) | | ____ s.f. |
| 18. Total Coverage in s.f. – existing & proposed (add lines 13 & 17) | | ____ s.f. |
| 19. Total % Lot Coverage (line 18 divided by line 1, then multiply by 100) | | ____ % |
| 20. Total % Lot Coverage permitted | | ____ % |
| 21. Total Coverage in s.f. – permitted (multiple line 20 by line 1) | | ____ s.f. |

For Township Use Only

Review Notes

Tax Map _____	Parcel # _____	Zoning District _____
Subdivision _____		Use _____
Front Yard _____	Side Yard _____	Rear Yard _____ Access Drive _____
ZHB Action/Decision _____		Date _____
Floodplain Located Within Site _____ Yes _____ No _____ Study Done		
Historic Structure _Yes_ _No_ / Airport Hazard _Yes_ _No_ / Soil Erosion Plan __Yes__ __No__		
NOTE ANY EASEMENTS _____		
ARREARS/LEINS/JUDGEMENTS (per Act 90) ____ Yes ____ No _____		
STIPULATIONS _____		
Contractors Insurance Info: Policy # _____ Company: _____ Expiration Date _____		

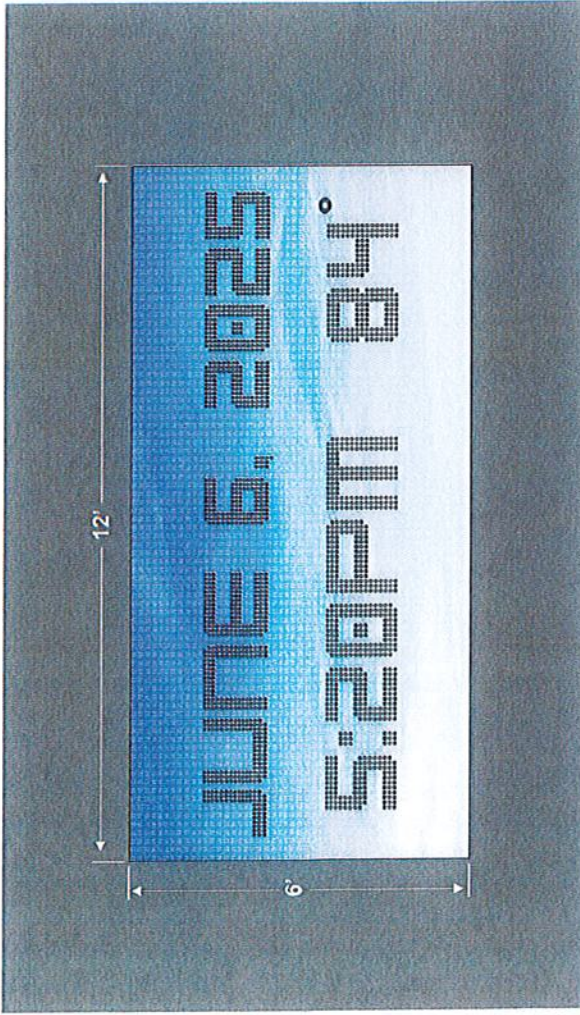
Public Sewer Permit # _____ On-site Sewage Permit # _____ Issued _____

Storm Water Management Permit # _____ Issued _____

		Twp Application Fee		\$50.00	(362.411)
Permit #		Twp Zoning Fee:	X	\$ =	(362.411)
Use Group		CA Review Fee:	X	\$ =	(362.412)
Permit Type		CA Inspections:	X	\$ =	(362.412)
UCC Applicable	Yes	No	If YES add \$4.50 Act 13 Training Fee		= (235.10)
Y or N	Construction Plans Submitted		Total Permit Fee		<div style="border: 1px solid black; width: 100px; height: 20px;"></div>
		Minus fee submitted at submission		=	
Issuance Date		Fee Due at ISSUANCE			<div style="border: 1px solid black; width: 100px; height: 20px;"></div>

Zoning Officer Signature _____ Approval Date _____

A LED DISPLAY UNIT



LED DIGITAL DISPLAY UNIT
- IMPACT
- VIEWING AREA 6'H X 12'W

72 Sq. Ft.



PROJECT: Spruce	
JOB LOCATION: 333 Arsenal Rd. York, PA	
FILE NAME: SPRUCE LED DISPLAY.cdr	
QUANTITY: 1	SCALE: 1/2" = 1'
ILLUMINATED: <input checked="" type="checkbox"/>	NON-ILLUMINATED: <input type="checkbox"/>
SINGLE FACED: <input type="checkbox"/>	DOUBLE FACED: <input type="checkbox"/>
DATE: 4/10/25 - HD	
DESCRIPTION: LED Display	

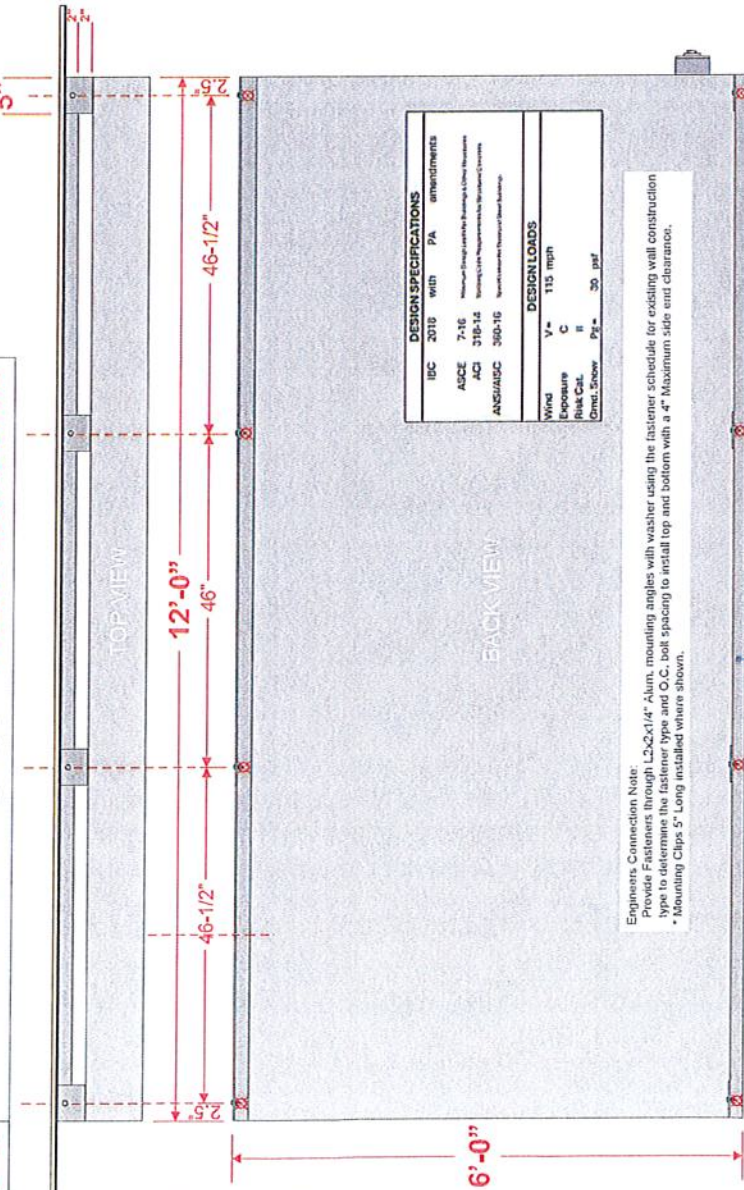
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CUSTOMER SIGNATURE



A LED DISPLAY UNIT - MECHANICAL



Engineers Connection Note:
Provide Fasteners through I
type to determine the fastener
• Mounting Clips 5" Long inst

☒ = 1/4" SS Thru-Bolts through mounting clips with SS Washers and nuts

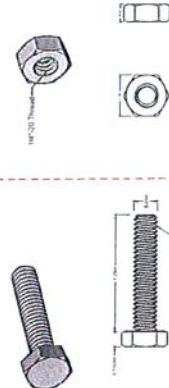
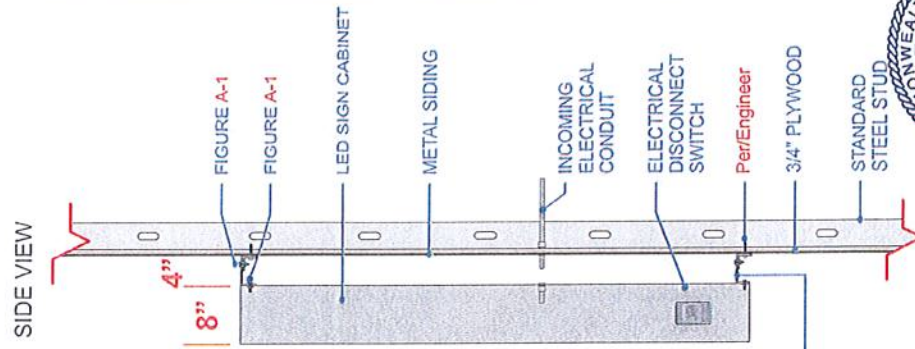


FIGURE A-1 (QTY. 16)

[illegible][illegible]

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RIGHT 2022 | W.J. STRICKLER
NC.

CLIENT SIGNATURE:

PG: 2 of 3

Design the Future



Est | Since 1972

DATE

Manchester Twp @ 3200 Farmtrail Rd York Pa 17406, 717.764.4646

Codes Administrators @ 1826 Charter Lane, Suite 101 Lancaster Pa 17601, 717.859.3350

Reference Sign Permit Application

Job Location SPRUCE @ 333 Arsenal Road , York Pa 17402

Project Cost | \$ 37,420.00

Scope of Work

- Fabricate and install (1) single face LED digital display unit "EMC" to exterior wall façade

Attached Documents

1. Letter of Request
2. Manchester Twp, commercial application
- ~~3. Codes Administrators, commercial application~~
- ~~4. Parcel Details Sheet~~
5. Proof - Proposed Sign A, color rendering
 - a. Site Map – location shown on proof
6. Engineering Drawings – stamped by Murdoch Engineering

Please contact me if you have any questions or need additional documentation.

Thank you.

Kevin Coutts

717.624.8450 | kcoutts@stricklersigns.com

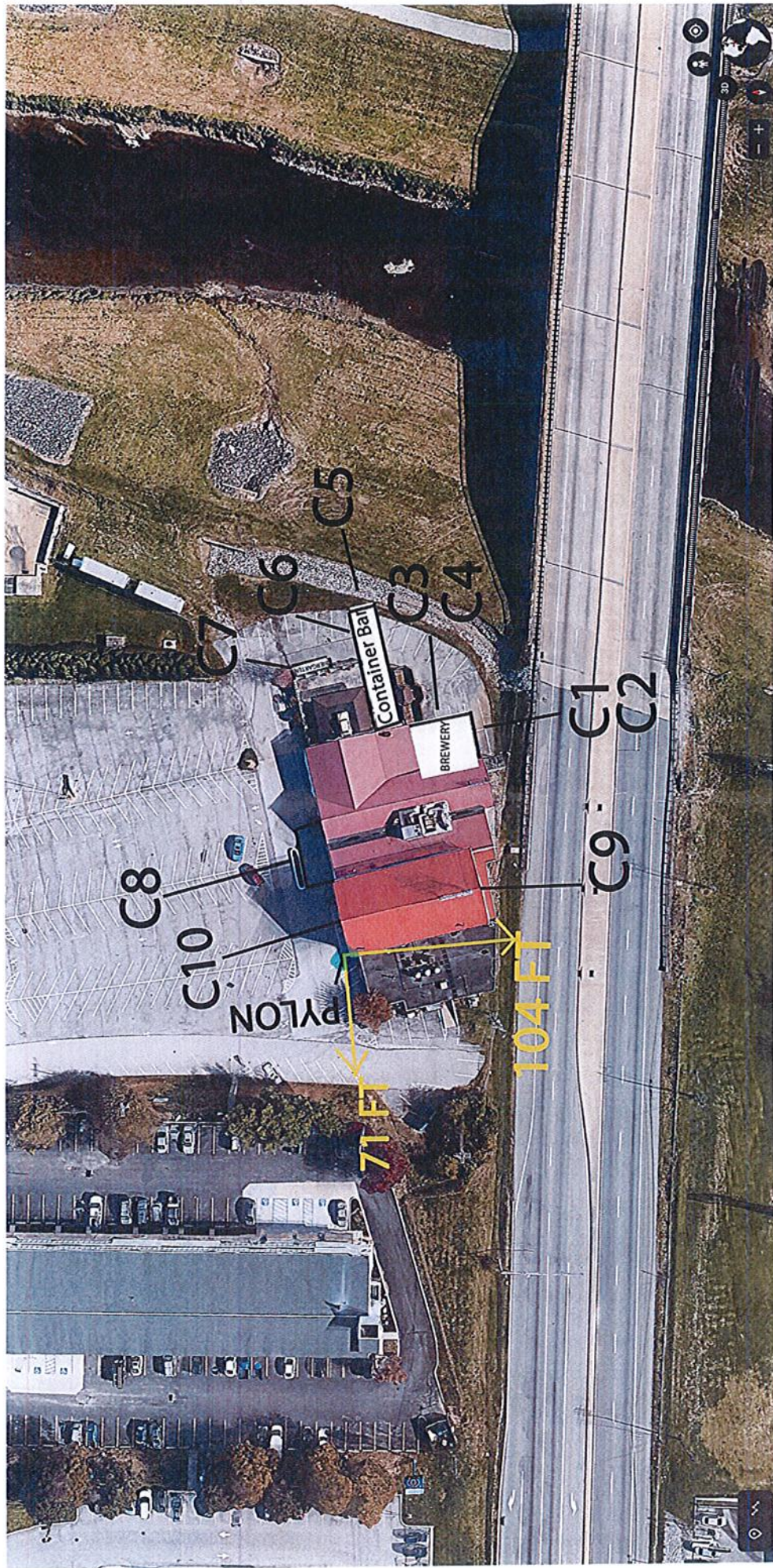
Cc hweikel@stricklersigns.com

Zoning@mantwp.com + Staff@codeadministrators.com
Heather Weikel | 717.624.8450
hweikel@stricklersigns.com

STRICKLER SIGNS
3999 Carlisle Pike | New Oxford | PA | 17350



"F"





23-0543

Google Earth

Image Landsat / Copernicus

30

H=133 SF

C4=50 SF

C4=50 SF

B4=60 SF

F2=620 SF

A5=39 SF

Distance:
85.24 ft

San Carlos St



Exhibit "A"

spruce
SOUTHWESTERN
WYNDRIDGE
HIRING
SERVERS
WYNDRIDGE.COM

FOUR-POINTS
by Spruce

FOUR-POINTS
by Spruce







PA UCC APPROVED CONSTRUCTION DOCUMENTS

GENERAL NOTES:
IBC 2018, 112 MPH (3-SEC GUST), EXP. C PER ASCE 7-16

STEEL:
REC. AND SQ. TUBING: ASTM A500, GRADE B F_y=46 KSI MIN.
PLATES AND SHAPES: ASTM A36, F_y=36 KSI MIN.

**SUBJECT TO FIELD REVIEW &
APPROVAL**

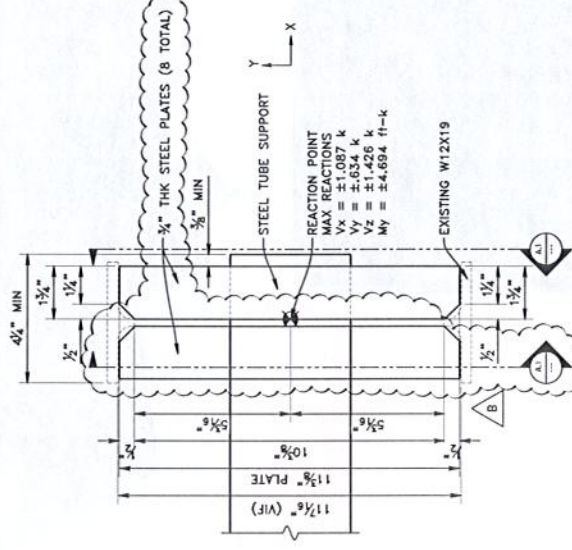
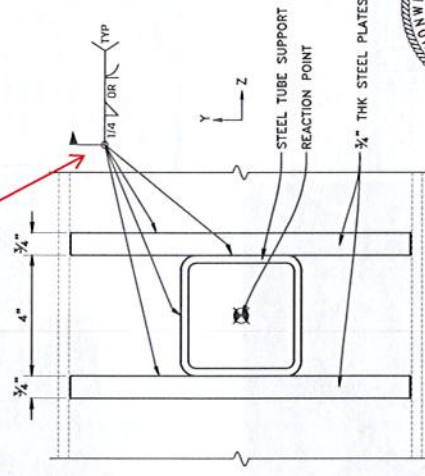
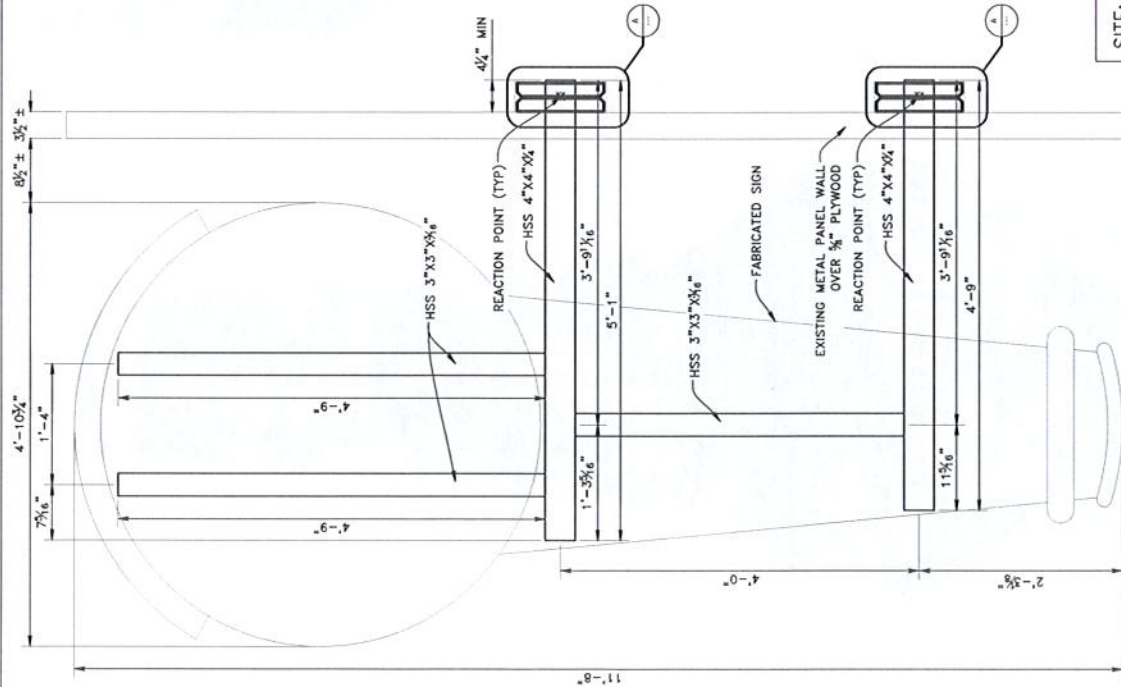
SEE APPROVED PLAN REVIEW

STEEL: REC. AND SQ. TUBING: ASTM A500, GRADE B $F_y=46$ KSI MIN.
PLATES AND SHAPES: ASTM A36, $F_y=36$ KSI MIN.
PULVERIZED FUEL COAL: STEEL

SPECIAL WELDING:
DESIGN AND FABRICATION ACCORDING TO AWS D1.1
PROVIDE: E70XX ELECTRODES, LOW HYDROGEN, FOR SMAW PROCESS
E70T-X ELECTRODES FOR FCAW PROCESS
E70S-X ELECTRODES FOR GMAW PROCESS
MIN. WELD 3/16" FILLET OR 3/16" FLARE BEVEL ALL—AROUND U.N.O.
ALL WELDERS MUST BE CERTIFIED FOR TYPE OF WELDING SPECIFIED.

VIF: VIF INDICATES "VARIATION INFLATION FACTOR" WHICH MEASURES HOW TO ANY FABRICATING

Owner Responsible To Have A Licensed Engineer Review The Building And Connection Details For Additional Loads Imposed By This Addition.



CONNECTION SECTION

CONNECTION DETAIL

EXP. 9-30-25
8-1-24

WALL MOUNTED BLADE SIGN

SITE:

12255 West 187th Street, Mokena Illinois 60448-9737	12255 West 187th Street, Mokena Illinois 60448-9737
phone: 708-479-8385 fax: 708-479-8395 email: rj@37comcast.net	phone: 708-479-8385 fax: 708-479-8395 email: rj@37comcast.net

ELEVATION

SCALE: 3/4" = 1'-0"

DRAWN BY	WCC	DATE	5/10/24	SCALE	NONE	DRAWING NUMBER	2405001	SHEET	1 OF 1	REV.	B
CHECKED BY	WCC	DATE	5/10/24								

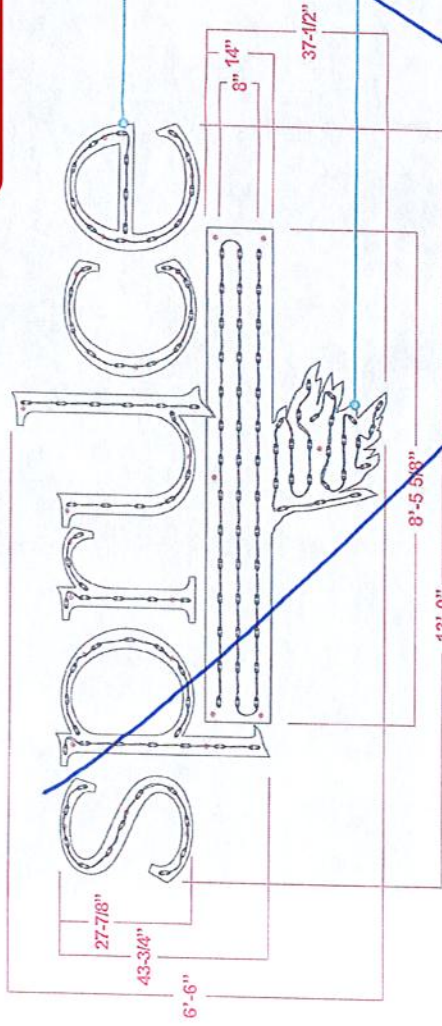


I-2 WALL SIGN - MECHANICAL

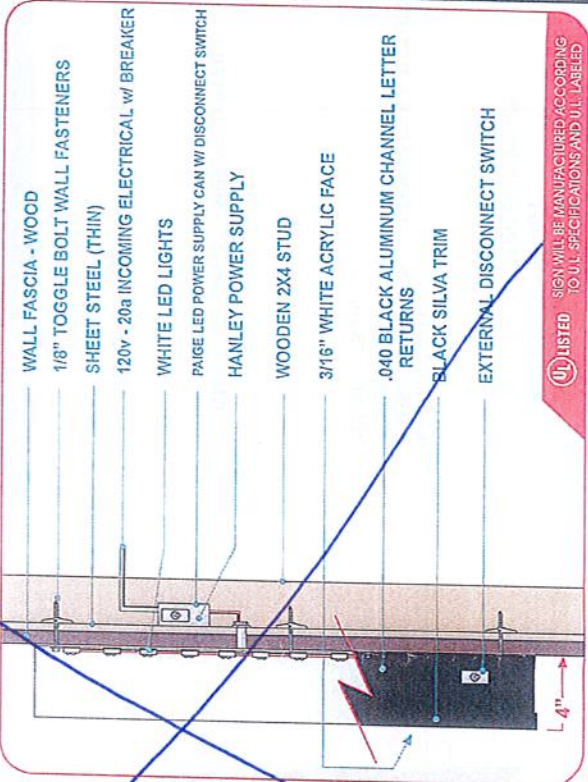
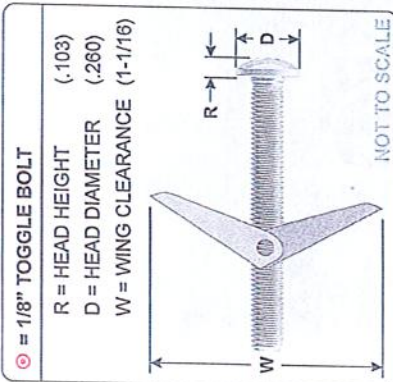
PA UCC APPROVED CONSTRUCTION DOCUMENTS
NORMAN R STRENGER
PA UCC L&I CERTIFICATION #0543
CODE ADMINISTRATORS INC.



WO 69715 - FINAL



KEY



UL LISTED SIGN WILL BE MANUFACTURED ACCORDING TO U.L. SPECIFICATIONS AND U.L. LABELED



PROJECT: Spruce	
ADDRESS: 333 Arsenal Rd. York, PA	
CLEARANCE: SPRUCE.cdr	DATE: 04/09/24
QUANTITY: 11	SCALE: 1/2" = 1'
ILLUMINATED: <input checked="" type="checkbox"/>	NON-ILLUMINATED: <input type="checkbox"/>
SINGLE FACED: <input type="checkbox"/>	DOUBLE FACED: <input type="checkbox"/>
DATE: 04/09/24	CONCEPT: ADO TOGGLE BOLT DETAILS

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F2 PYLON W/ EMC

ART DIMENSIONS



FLEX FACE SIGN WITH
TRANSLUCENT WHITE LETTERS

16MM 12' 4" X 25' WATCHFIRE EMC

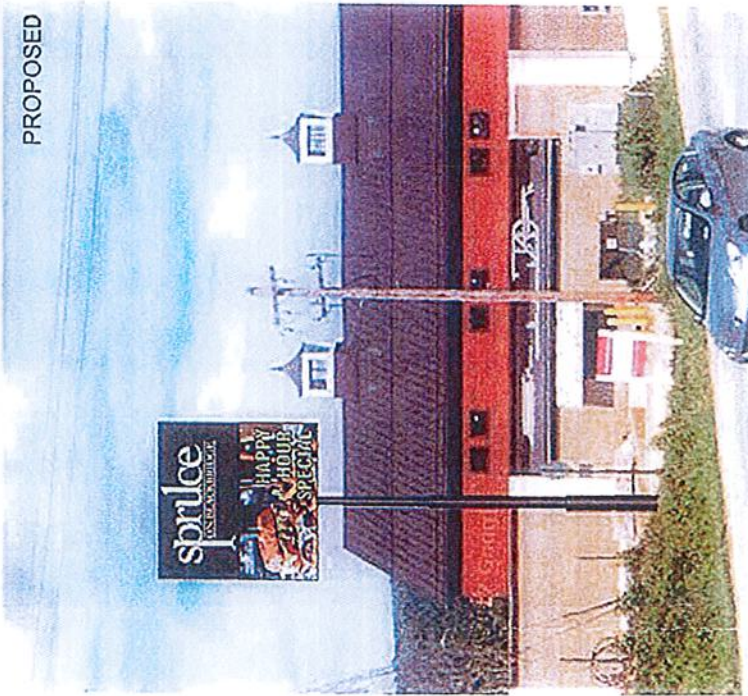
VISIBLE DISCONNECTING
MEANS REQUIRED
TOP SIGN BOX POWER SUPPLIES
LOCATED HERE FOR EASY SERVICE

CODE ADMINISTRATORS INC.
APPROVED CONSTRUCTION DOCUMENTS
PA UCC

NIGHT VIEW



PROPOSED



STRICKLER
stricklersigns.com
Kevin Coutts
710-655-5481 | k.coutts@stricklersigns.com
917-443-0323 | 917-443-0410

PROJECT: Spruce

ADDRESS: 333 Arsenal Rd. York, PA

CLIENT: SPRUCE.cdr

SIGN CODE: 34815

QUANTITY	1
SCALE	3/32" = 1'
ILLUMINATED	<input checked="" type="checkbox"/>
NON-ILLUMINATED	<input type="checkbox"/>
SINGLE FACED	<input checked="" type="checkbox"/>
DOUBLE FACED	<input type="checkbox"/>
DESCRIPTION	Pyron EMC

DESCRIPTION	Pyron EMC
DESCRIPTION	Pyron EMC-RELOCATION
DESCRIPTION	Pyron EMC-Directional change

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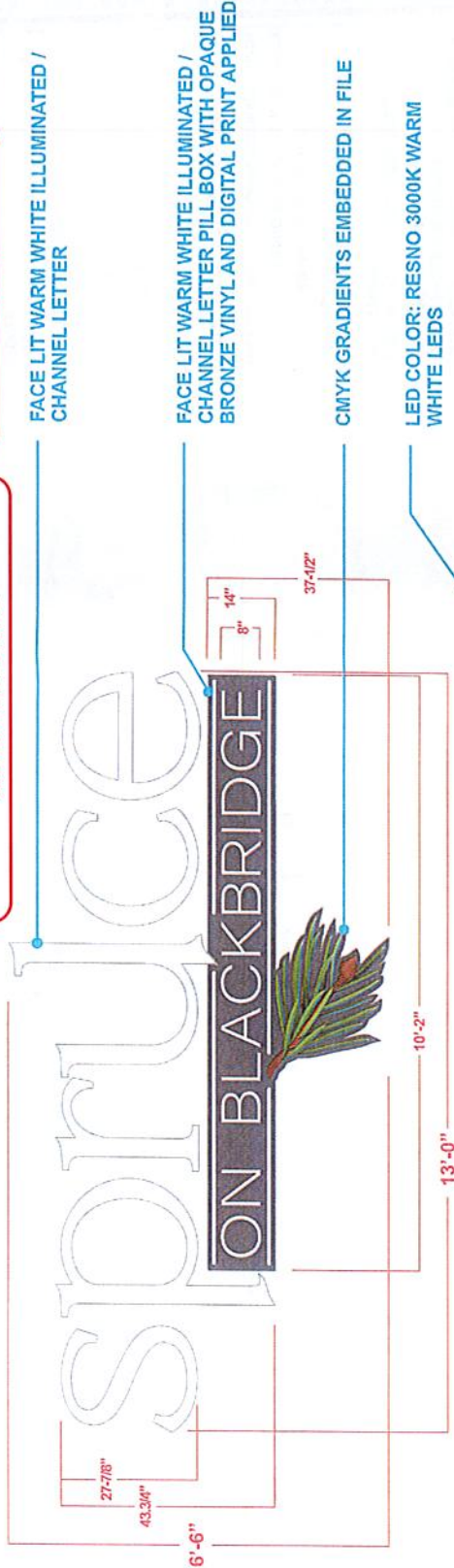
COPYRIGHT 2022 | W.J. STRICKLER SIGNS INC.

CHECK SIGNATURE
20-0543

I-2 WALL SIGN

PA UCC APPROVED CONSTRUCTION DOCUMENTS
NORMAN R STRENGER
PA UCC L&L CERTIFICATION #05-43
CODE ADMINISTRATORS INC.

SUBJECT TO FIELD REVIEW &
APPROVAL

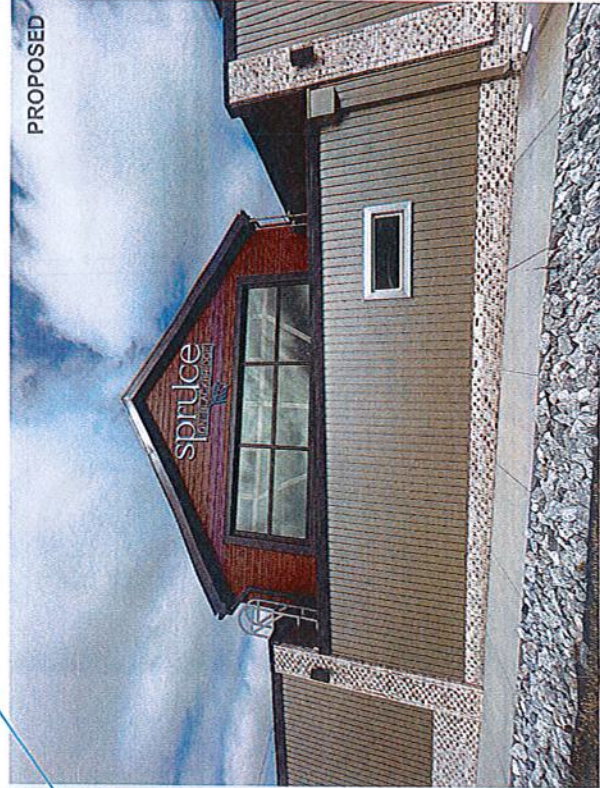
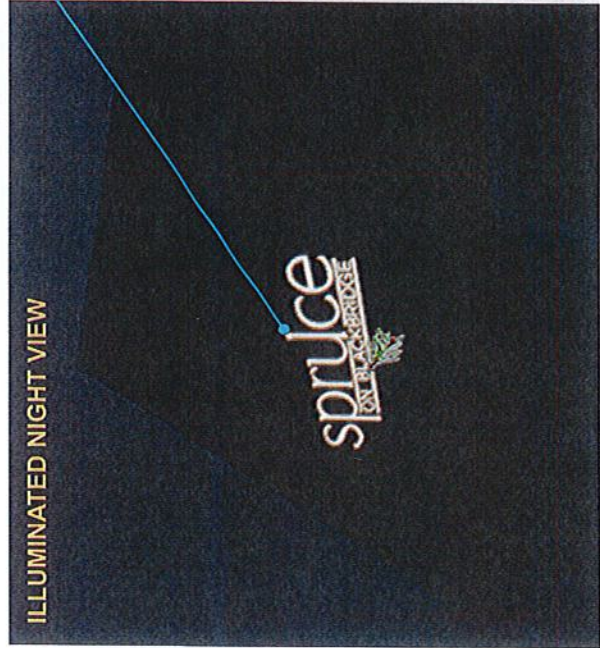


FACE LIT WARM WHITE ILLUMINATED /
CHANNEL LETTER

FACE LIT WARM WHITE ILLUMINATED /
CHANNEL LETTER PILL BOX WITH OPAQUE
BRONZE VINYL AND DIGITAL PRINT APPLIED

CMYK GRADIENTS EMBEDDED IN FILE

LED COLOR: RESNO 3000K WARM
WHITE LEDS



PROJECT	Spruce
JOB LOCATION	333 Arsenal Rd. York, PA
CLIENT	SPRUCE.cdr
DATE	02/29/23
SCALE	1/8" = 1'
QUANTITY	1
SCALE NUMBER	35409
CHANNEL LETTERS	1
LEDS	1
ILLUMINATED	<input checked="" type="checkbox"/>
NON-ILLUMINATED	<input type="checkbox"/>
ADJUSTABLE	<input type="checkbox"/>
TOTAL AMPS	1
PHOTOCELL	<input type="checkbox"/>
SINGLE FACED	<input type="checkbox"/>
DOUBLE FACED	<input type="checkbox"/>
PERMANENT FIXTURE	<input type="checkbox"/>
DATE/TIME	02/29/23 - 06
DESCRIPTION	CHANNEL LETTER CONCEPT OPTION WITHOUT PA

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SIGNS INC.

CLIENT SIGNATURE

PA UCC APPROVED CONSTRUCTION DOCUMENTS

NORMAN R STRENGER

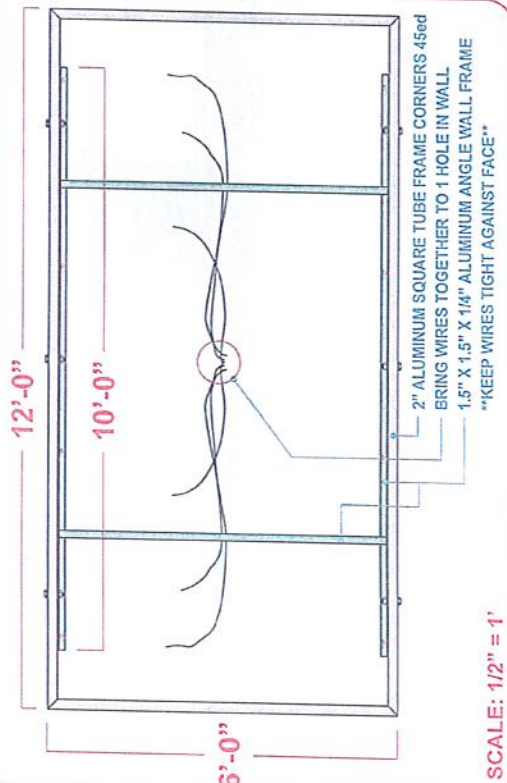
PA UCC L&I CERTIFICATION #0543

CODE ADMINISTRATORS INC.

10'-6"



12'-0"



SCALE: 1/2" = 1'

SCALE: 3" = 1'

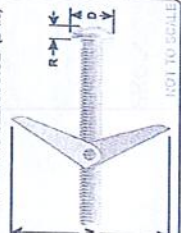
WFO 69715 - FINAL

FLAT PANEL, PAINTED
BRONZE PAN

INTERNALLY ILLUMINATED
BRUSHED BRASS
LETTER FACES & RETURNS
REVERSE LIT -
RESNO: RS-AC-S2

REV


⊕ = 3/8" TOGGLE BOLT



OUTDOOR ELECTRICAL
DISCONNECT SWITCH

INTERNALLY ILLUMINATED BRUSHED BRASS
 LETTER FACES & RETURNS
 REVERSE LIT - RESNO: RS-AC-52
 25" DEEP STAINLESS STEEL BRUSHED
 BRASS FINISH
 5" PROTRUDED TRANSLUCENT WHITE
 CRYLIC ON BACK
 000K WARM WHITE LED LIGHTS
 20V - 20a INCOMING ELECTRICAL w/ BREAKER
 ANGLED POWER SUPPLY CAN W/ DISCONNECT SWITCH
 FASTENING SELF TAPPING SCREW
 ELECTRICAL PASSTHROUGH
 3" TOGGLE BOLT WALL FASTENERS
 WOODEN 2X4 STUD
 1" PLYWOOD
 WALL FASCIA - WOOD
 12" DEEP - 12S ALUM. PAN FACE SIGN PAINTED
 FINISH

UL LISTED
SIGN WILL BE MANUFACTURED ACCORDING
TO THE SPECIFICATIONS AND STANDARDS

	stricklersigns.com Kevin Coutts 717-652-5561 1-800-345-6100 3rd Flr 100 W. 22nd St. • Fort Worth, TX 76102																									
Spruce																										
PROJECT:																										
JOB LOCATION:	333 Arsenal Rd. York, PA																									
FAX NAME:	SPRUCE.cdr																									
QUANTITY: 1	DUPLICATE NUMBER:	35409																								
SCALE: 3/4" = 1"	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>COLORS LISTED HERE</th> <th>PRINTED COLOR</th> <th>CMYK VALUE</th> <th>SPOT COLOR</th> </tr> </thead> <tbody> <tr> <td>ILLUMINATED</td> <td><input type="checkbox"/></td> <td>VOLTAZ</td> <td><input type="checkbox"/></td> </tr> <tr> <td>NON ILLUMINATED</td> <td><input type="checkbox"/></td> <td>APPLY FACE</td> <td><input type="checkbox"/></td> </tr> <tr> <td>SINGLE FACED</td> <td><input type="checkbox"/></td> <td>TOTAL APPLIC.</td> <td><input type="checkbox"/></td> </tr> <tr> <td>DOUBLE FACED</td> <td><input type="checkbox"/></td> <td>PROTECTIVE</td> <td><input type="checkbox"/></td> </tr> <tr> <td>FINISHMENT FINISH</td> <td><input type="checkbox"/></td> <td>FINISHMENT FINISH</td> <td><input type="checkbox"/></td> </tr> </tbody> </table>		COLORS LISTED HERE	PRINTED COLOR	CMYK VALUE	SPOT COLOR	ILLUMINATED	<input type="checkbox"/>	VOLTAZ	<input type="checkbox"/>	NON ILLUMINATED	<input type="checkbox"/>	APPLY FACE	<input type="checkbox"/>	SINGLE FACED	<input type="checkbox"/>	TOTAL APPLIC.	<input type="checkbox"/>	DOUBLE FACED	<input type="checkbox"/>	PROTECTIVE	<input type="checkbox"/>	FINISHMENT FINISH	<input type="checkbox"/>	FINISHMENT FINISH	<input type="checkbox"/>
COLORS LISTED HERE	PRINTED COLOR	CMYK VALUE	SPOT COLOR																							
ILLUMINATED	<input type="checkbox"/>	VOLTAZ	<input type="checkbox"/>																							
NON ILLUMINATED	<input type="checkbox"/>	APPLY FACE	<input type="checkbox"/>																							
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DOUBLE FACED	<input type="checkbox"/>	PROTECTIVE	<input type="checkbox"/>																							
FINISHMENT FINISH	<input type="checkbox"/>	FINISHMENT FINISH	<input type="checkbox"/>																							
DESCRIPTION	CONCEPT																									
QW224 - 00	A&D TOGGLE BOU DETAILS																									
07024 - 00																										

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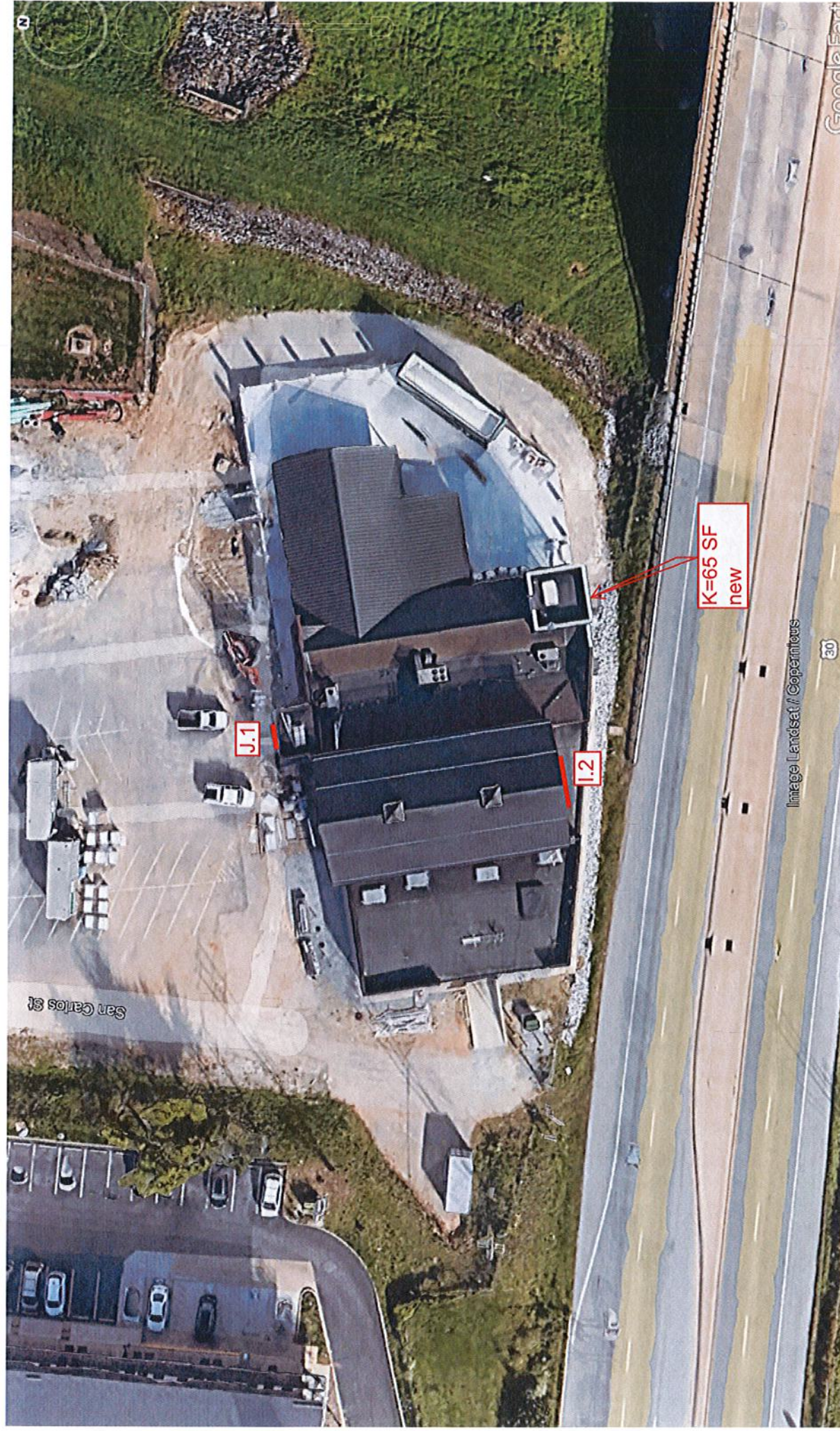
COPYRIGHT © 2012 | W.J. STRICKLER SIGNS INC.

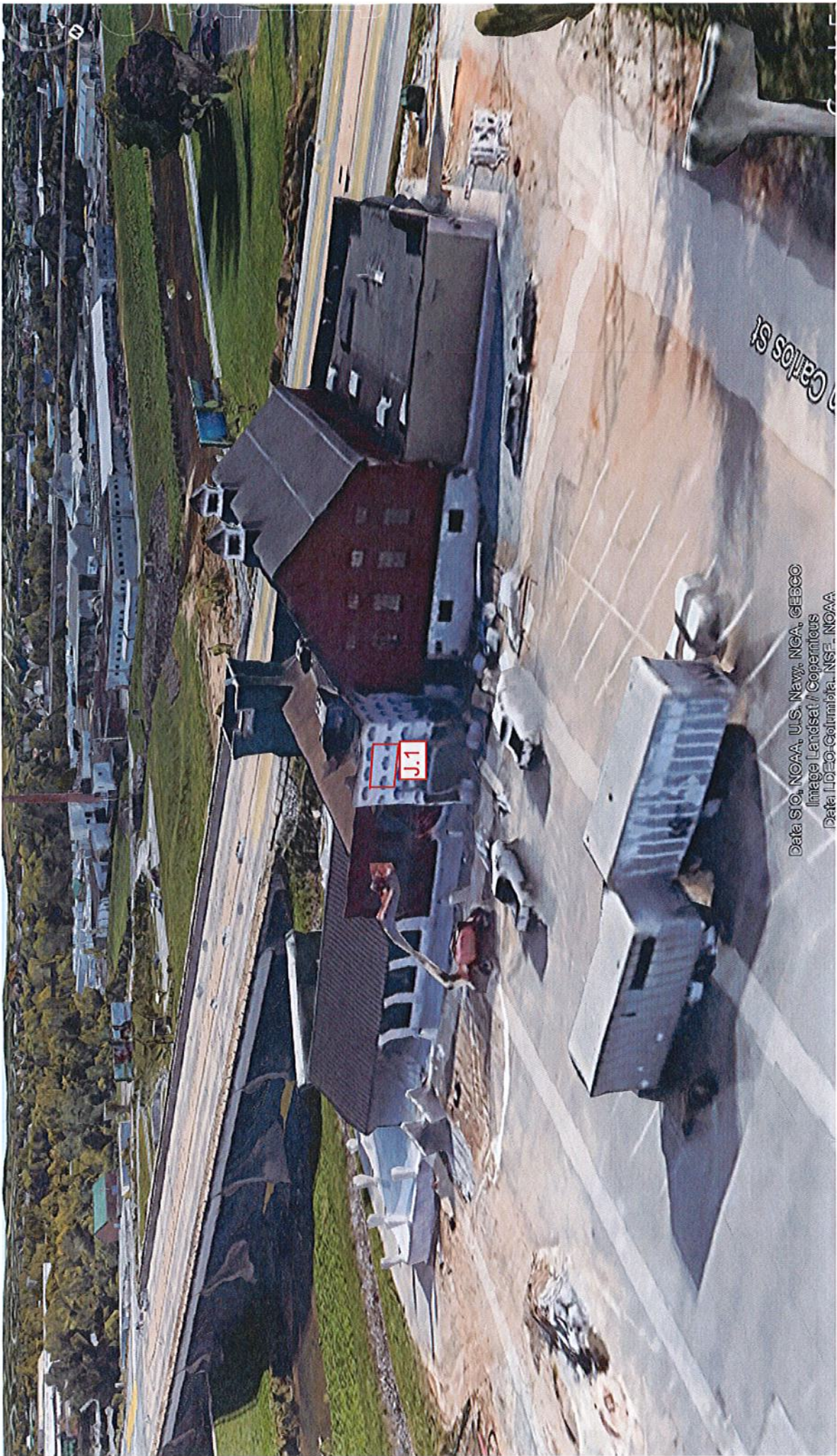
LEFT SIGNATURE:



Image Landsat / Copernicus

Exhibit "C"





Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image Landsat / Copernicus
Data IDEO Columbia, NSF, NOAA



Image Landsat / Copernicus

The Township
YORK COUNTY



of Manchester
PENNSYLVANIA

Zoning Hearing Board Findings of Fact and Notice of Decision

Name of Applicant: **Molt LLC** for **Molt LLC**
P.O. Box 20316. **333 Arsenal Rd.**
York, PA 17402 **York, PA 17402**

ZHB Reference Number: **2020-12**

Application Number: **2020-12**

Reason for Application: **To alter the pre-existing non-conforming attached business identification signs from 12 signs totaling 1602 sq. ft. to 10 signs totaling 604 sq. ft. and a variance for a 95' tall freestanding business identification sign instead of 35' permitted, reduced setback from the side lot line to be closer than 95 feet, the size of the static sign to be 504 sq. ft. instead of 32 sq. ft., a special exception for a CEVMS sign, and a variance for the size of the CEVMS to be 224 sq. ft. instead of 32 sq. ft)**
(Sections 27- 1256-1408, 27)

Location of Property: 333 Arsenal Rd (Tax Map JI Parcel 40D)

Zoning District: Commercial (C)

Notice is hear by given that the Manchester Township Zoning Hearing Board has conducted a public hearing on **September 2, 2020** in the above case, and after giving due consideration to all of the facts, the Zoning Hearing Board has made the following decision:

The Zoning Hearing Board approved the variance and special exception requests.

Subject to the following conditions and safeguards:

- 1. Signs C-1 through C-6 would not be needed if the brewery is not included with the restaurant and container bar is not built.**

The nature of the board's decision is such that if all construction or use is carried out in strict compliance thereto, said construction or use shall be considered to be in conformance with the Manchester Township Zoning Ordinance of 1996 and amendments; and any construction or use carried out in violation of said decision, or in violation of any of the conditions or safeguards which may be attached thereto, shall be considered a violation of said Zoning Ordinance, subject to the penalties provided therein. No other sections of the Manchester Township Zoning Ordinance shall be waived.

The granting of a variance or special exception by the Zoning Hearing Board is authorization for the Zoning Officer to issue a Building Permit. This Notice of Decision does not constitute a building permit. Before proceeding with any construction work or change in use of the property you must obtain a Building Permit.

Failure of the applicant to take action, as a result of this approval, within six (6) months, shall render this decision null and void.

October 2, 2020
Date

Craig L. Wickard
Chairman

Exhibit "D"

Findings of Fact (list and attach additional page if necessary)

1. Mr. Themis Sacarellos of Molt, Inc., Devin Myers of CGA Law Firm and Mr. Douglas Bray of Alpine Signs presented this application. Attorney Myers distributed individual packets to the zoning hearing board members noting Exhibits A -E.
2. Attorney Myers reviewed each sign with the applicant. Attorney Myers stated that the request actually reduces the number of attached signs from 13 to 10 attached with one freestanding sign and that is proposed all of the signs would be reduced from 1,306 sq ft to 930 sq ft.
3. Attorney Myers stated that sign - C-1 was 108 sq ft and now will be 25 sq ft, sign C- 2 was 32 square feet and 12 sq ft, and these signs were located on the south side of the building for the entrance sign will read "Hops Brewery".
4. Attorney Myers stated sign C-3 was 48 sq ft and now will be 25 sq ft and C-4 was 40 sq ft and now 12 sq ft these signs will read "Hops Brewery" on the east side elevation of the restaurant.
5. Attorney Myers stated sign C-5 was 112 sq ft and 57 sq ft and C-6 was 50 sq ft and now 24 sq ft and these signs are located at the proposed container bar and will read "Hops Brewery" on the east elevation facing Rt 30. Mr. Sacarellos explained that the container bar is not currently built on the property but it will be built with the required building requirements.
6. Attorney Myers stated sign C-7 is 32 sq ft will be 11 sq ft the sign will be located at the east elevation and this sign will read "Biergarten". Mr. Sacarellos stated the brewery and container bar may not be included with the steakhouse and therefore none of these signs will be required.
7. Attorney Myers stated sign C-8 is 50 sq ft and will be 151 sq ft, the C-9 sign was 50 sq ft will be 151 sq ft sign and the C-10 sign was 192 sq ft and will be 48 sq ft and these signs are located on the north elevation and they will read "San Carlos Steakhouse".
8. Attorney Myers stated the applicant is requesting a special exception and VARIANCE for the height of the pylon sign and a variance for the size of the CEVM that is part of this sign. This sign is 73' feet high with a total square footage of 414 square feet. Mr. Sacarellos stated with the drop in elevation of the restaurant the sign needs to be over the building in order for travelers to see it from Route 30. Mr. Bray stated the elevation drop is 24 feet.
9. Ms. Beecher asked where all the entrances and exits were to the restaurant. Mr. Sacarellos answered that there are two entrances on the north elevation. There is a staff entrance on the east side of the building and an emergency entrance towards Route 30. Ms. Beecher stated she thinks there only needs to be one sign indicating the entrance and sign C-10 is not needed. Ms. Beecher pointed out there are a lot of deteriorated signs which were made out of plywood and she is amazed they could they count as previous signage. Mr. Sacarellos stated there is a lot of the property that has not been properly taken care of but the signs were used to identify the property when the previous business was opened.
10. Mr. Morley stated the signs C-1 and C-2 do not direct customers because once you are inside you can see the brewery. Attorney Myers stated the separate side container bar is labeled to identify where brewed beer is served. Mr. Sacarellos stated in his opinion it is possible drivers could see one of the brewery signs from Route 30 on the west side and people would want to stop in. Mr. Olewiler stated the container bar might not meet the required setbacks. Mr. Sacarellos stated if the brewery does not happen then the container bar is not needed along with all the signs requested. He also stated he is in negotiations with the adjacent property owner to acquire more land so the setbacks for the container bar would not be an issue.
11. Mr. Olewiler asked if the pylon sign was replacing a roof sign. Mr. Sacarellos answered yes. There was a discussion as to if the CEVM sign would be two sided and if the square footage of the sign for the second side would be included with the request. Mr. Olewiler stated he would not count the square footage for the second side of the CEVM side. Attorney Myers said the CEVM would be a two-sided sign. When asked Mr. Sacarellos stated that the distance from the sign to the western property line is greater than the height of the sign even though the drawing does not indicate that.
12. Mr. Wisherd asked if the neighboring properties if they are in agreement with the sign changes to the signs on the property. Attorney Myers answered she spoke to the attorney of the York City Sewer Authority and they are in agreement to all the sign changes. She added the need for the pylon sign is due to the downward slope of the restaurant. Mr. Morley stated this parcel is a unique area and if the brewery and bar was not built there will be no need for those signs.

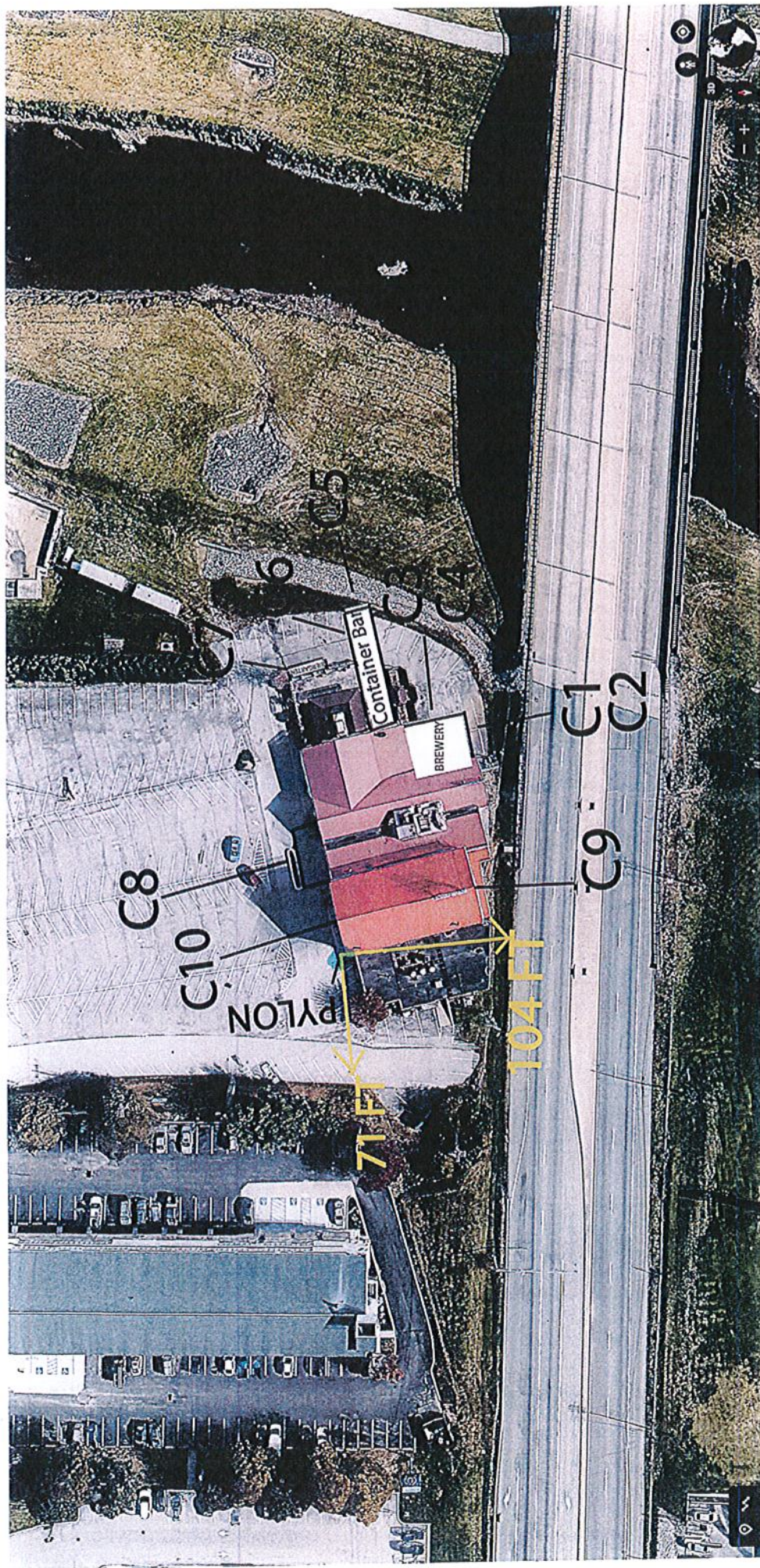
ZHB Reference Number: 2020-12

14. Mr. Sacarellos confirmed the CEVM will comply with all of the requirements for a CEVM including the displaying of the time and temperature at least once during each message cycle and each message will be displayed for 20 seconds.
15. The zoning officer testified that the property had been properly, and that the meeting had been advertised, and that notice by mail had been made to the appropriate parties under the municipality planning code.

Reason for the board's decision based on findings of fact:

1. The Board finds the approval of the special exception and variance requests will not be detrimental to the public health, safety, or general welfare.

“F”





Manchester Township Zoning Hearing Board Special Exception Application Briefing

Application Number:	2025-14	ZHB Hearing Date:	09/03/2025
Applicant(s):	Daniel J. Hoff	Tax Map Parcel:	36-31-05
Property Owner(s):	Daniel & Robin Hoff	Lot Size:	0.415
Property Location:	700 Chesterbrook Drive	Zoning:	Residential Medium (RM)

Project Narrative:

The applicant is requesting a special exception pursuant to §27-1102.1 to permit a 30 x 30-foot garage in the front yard of a corner lot where accessory buildings are not permitted in any front yard.

Property Characteristics:

1. The subject property is improved with a single-family dwelling, attached garage, and fence.
2. The subject property is located on the cul-de-sac of Chesterbrook Drive. The property also has frontage on Woodland View Drive meaning the property has two front yards.
3. The lot is uniquely shaped as it appears to be a normal lot but a portion shoots off to the south on the side that fronts Chesterbrook Drive.
4. There is insufficient room on either side of the dwelling for any additional structures.
5. A special exception was granted on August 3, 2011, to permit a 6' fence in a front yard (along Woodland View Drive) and to permit a 20 x 20-foot accessory structure in the front yard. The decision is attached hereto as **Exhibit "A"**.
 - a. A permit was issued for a 20 x 20-foot accessory structure, however township records do not indicate if this work has been completed and where the shed was placed on the property.
 - b. Only two accessory structures are permitted on a property.
6. The subject property is served by public water and public sewer.
7. Adjacent properties:

	Use	Zoning
North	Church	Residential Low
South	Residential	Residential Medium
West	Residential	Residential Medium
East	Residential	Residential Medium

This briefing represents the views and comments of the Manchester Township staff only and should not be construed as a final approval or denial of this application. The Manchester Township Zoning Hearing Board members may have additional questions and/or comments with regard to this proposal. The applicant and/or his/her representative should be prepared to address comments or concerns raised by the Manchester Township Zoning Hearing Board members.

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

RECEIVED

AUG 07 2025

Initial: Rachul

FOR OFFICE USE ONLY

Application # 2025-14

Date of Hearing 9/3/25

Time of Hearing 6pm

CONTINUED HEARING

Date of Hearing _____

Time of Hearing _____

APPLICATION FOR ZONING HEARING

1. Applicant's Name Daniel J Hoff

Address: 700 Chesterbrook Drive York, Pa. 17406

E-mail Address: hoff471@msn.com

Phone Number: 717-577-1807

2. Property Owner's Name: Daniel J. and Robin A. Hoff

Address: 700 Chesterbrook Drive York, Pa. 17406

3. Property Location 700 Chesterbrook Drive York, Pa. 17406 (Manchester Township)

4. Zoning District Residential Medium UPI # 36-000-31-0005.00-00000

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 08/06/20205

OFFICE USE ONLY BELOW THIS LINE

Date Application Received 8/8/25
Date Application Fee Received 8/8/25

Property Posted 8/20/25

	Date
Certified to ZHB	Date <u>8/19/25</u>
Newspaper Advertisement of Hearing	Date <u>8/20/25</u>
Notice Mailed to Twp. Supervisors & ZHB	Date <u>8/12/25</u>
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:

Chapter 27 Zoning; Part 11; Section 27-1101² due to the size of the lot and being on a cul-de-sac, the area for the detached garage should be considered a side yard as opposed to a front yard. Furthermore, due to the size and configuration of the property, this project has no negative impact on the neighbors/neighborhood and will in fact be constructed to fit into the community from an aesthetic point of view. § 27-1102.1

6. Description of Proposed Work and Use: Construction of a 30 x 30, post frame building for purposes of providing a two vehicle garage to the residential property7. Existing Use of Land / Buildings: Unused portion of residential building lot8. Number of Proposed Buildings / Structures:

One (1)

And:

a	Height of Building / Structures	10 ft tall with 4/12 pitch roof	Feet	One	Stories
b	Type of Construction	Post frame (pole building)			
c	Number of Families / Dwelling Units	Not for habitation			
d	Habitable Floor Area for Each Dwelling Unit	Not for habitation (total square footage is 900)			
e	If Mobile Home, Title Holder's Name / Address	NA			

9. Off Street Parking Spaces:

a	Required	b.	Proposed	Two spaces in new driveway
---	----------	----	----------	----------------------------

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

a	Public	Not applicable	Company Name
b	On-Site Well	c	Other (Specify)

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

a	Public	Not applicable	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.)

Eli Blagg
723 Chesterbrook Drive
York, Pa. 17406
36-000-31-0003.00-00000

Thomas Dreyer
2475 Friesian Road
York, Pa. 17406
36-000-10-0049.00-00000

Robert Wolf
595 Woodland View Drive
York, Pa. 17406
36-000-03-0108.00-00000

Tran Khanh Hoang
735 Chesterbrook Drive
York, Pa. 17406
36-000-31-0002.00-00000

Donald Stankus
2465 Friesian Road
York, Pa. 17406
36-000-10-0048.00-00000

Yvonne Schnacke
601 Woodland View Drive
York, Pa. 17406
36-000-03-0109.00-00000

Anthony Bova
716 Chesterbrook Drive
York, Pa. 17406
36-000-31-0006.00-00000

Tionie Likes
2455 Friesian Road
York, PA. 17406
36-000-10-0047.00-00000

Gwen Gemmill
655 Woodland View Drive
York, Pa. 17406
36-000-03-0110.00-00000

Jay Englar
728 Chesterbrook Drive
York, Pa. 17406
36-000-31-0007.00-00000

Brian Grigg
2435 Friesian Road
York, Pa. 17406
36-000-31-0015.00-00000

Howard Dissinger
734 Chesterbrook Drive
York, Pa. 17406
36-000-31-0008.00-00000

Erin Lippard
580 Woodland View Drive
York, Pa. 17406
36-000-10-0007.00-00000

Neil Glatfelter
600 Woodland View Drive
York, Pa. 17406
36-000-10-0008.00-00000

Calvin Artis
560 Woodland View Drive
York, Pa. 17406
36-000-10-0006.A0-00000

Jeffrey Poet
2495 Friesian Road
York, Pa. 17406
36-000-10-0051.00-00000

James Tawney
2486 Friesian Road
York, Pa. 17406
36-000-10-0009.00-00000

Alfred Riccio
2484 Friesian Road
York, Pa. 17406
36-000-10-0010.00-00000

James Holmgren
700 Woodland View Drive
York, PA. 17406
36-000-KI-0228.C0-00000

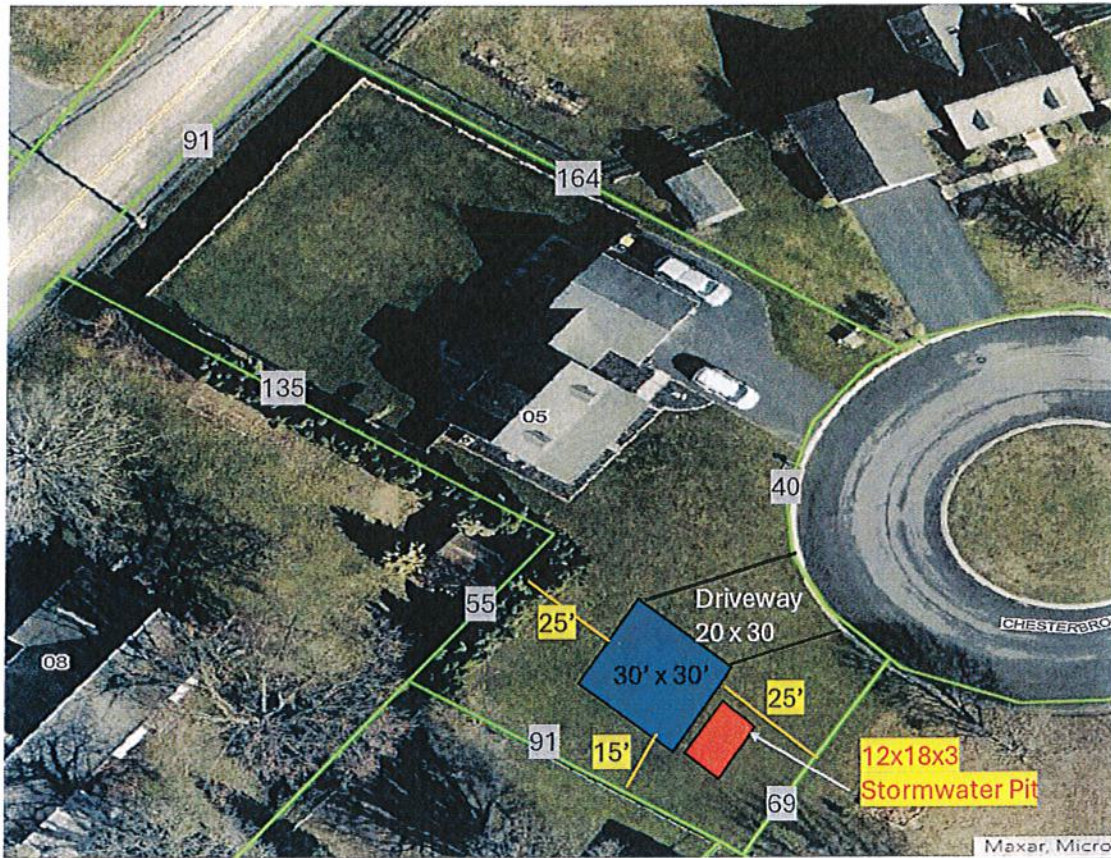
Robert Brunner
511 Norman Road
York, Pa. 17406
36-000-10-0011.00-00000

Robert Rishel
685 Woodland View Drive
York, Pa. 17406
36-000-KI-0225.C0-00000

Sheila Miller
585 Woodland View Drive
York, PA. 17406
36-000-03-0107.00-00000

Faith Bible Fellowship Church
675 Woodland View Drive
York, Pa. 17406
36-000-KI-9225.B0-00000

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.)

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?)

I contend that the location of the proposed project is essentially a side yard and not the front yard, based upon the unique configuration of the property itself. To place this elsewhere is no longer ideal, as it might have been when I first purchased the property. This is an acceptable addition to our property and will be constructed and finished to fit into the neighborhood.

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
- (x) 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?)

This project has been designed to fit into the neighborhood from an aesthetic standpoint and will match our existing home. The addition of the detached garage will benefit my neighborhood by increasing my off street parking space, thereby increasing on street parking availability to the neighborhood. This building is strictly for storage and light maintenance of privately owned vehicles and therefore poses no disturbance or interruption to the neighborhood.

- 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?)

This variance is not about the size of the project, but pertains to the location desired, which is necessary due to the unique contour of the existing lot.

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)

Application for Building/Zoning Permit and Plans Examination
Electronic submissions are preferred and can be made to zoning@mantwp.com

PERMIT #:

Recd.:

Sent to CA:

Recd. from CA:

Applicant Notified:

CODE ADMINISTRATORS, INC.

1826 Charter Lane, Suite 101
Lancaster, PA 17601
Ph: (717) 859-3350 - Fx: (717) 755-9135

MANCHESTER TOWNSHIP

3200 Farmtrail Road
York, PA 17406
Ph: (717) 764-4646 - Fx: (717) 767-1400

LOCATION
OF PROJECT

Address 700 Chesterbrook Drive York, Pa. 17406

Proposed Use Two car garage

OWNER OF
RECORD

Name of Owner Daniel and Robin Hoff

Address of Owner 700 Chesterbrook Drive City York

Phone # of Owner 7107-577-1807 State PA Zip Code 17406

E-Mail: hoff471@msn.com

PROJECT
INFO

☒ New Building ☐ Addition ☐ Alteration ☐ Repair ☐ Demolition ☐ Change of Occupant only
☐ Fire Prevention ☐ Change of Use ☐ Plumbing ☐ Mechanical ☐ Electrical ☐ Sign ☐ Other(specify)

Brief Description of Project Addition of a detached, two-car garage on the property

Cost of Construction 35,000 Sq. Footage 900

SITE PLAN

All applicants must submit a site plan/drawing which includes:

- Location of existing and proposed structures.
- Distance of proposed structure from all property lines (setbacks).
- Location of existing and proposed stormwater facilities.
- Proposed stormwater facilities must show the type of facility and how the water will get to the facility.
- Proposed type and location of erosion and sediment control (i.e. silt sock, silt fence, straw bale, etc.)

GENERAL
CONTRACTOR

General Contractor New Holland Supply
Address 201A Commerce Drive New Holland, Pa. 17557
Phone 717-354-4794 Fax 717-355-9418 Mobile _____
E-Mail: clint@newhollandsupply.com

FRAMING
CONTRACTOR

Framing Contractor same as above Contact # _____
Scope of Work _____

E-Mail: _____

ELECTRICAL
CONTRACTOR

Electrical Contractor not applicable Contact # _____
Scope of Work _____

E-Mail: _____

PLUMBING
CONTRACTOR

Plumbing Contractor not applicable Contact # _____
Scope of Work _____

_____ Twp Registration # _____
E-Mail: _____

HEATING
CONTRACTOR

Heating Contractor not applicable Contact # _____
Scope of Work _____

E-Mail: _____

FOUNDATION
CONTRACTOR

Foundation Contractor New Holland Supply Contact # 717-354-4794
Scope of Work/Type of Work Installation of stone base and reinforced
concrete floor in pole building garage

E-Mail: clint@newhollandsupply.com

FIRE PREVENTION
CONTRACTOR

Fire Prevention Contractor not applicable Contact # _____

Scope of Work/ _____

E-Mail: _____

Provide copies of all other applicable permits, certifications, or licensing requirements, which may apply under the following:

1. Elevator or Lifting Device Regulations
2. Boiler and Unfired Pressure Vessel Law
3. Propane and Liquified Petroleum Gas Act
4. Health Care Facilities Act
5. Older Adult Daily Living Centers Licensing Act

DESIGN
PROFESSIONAL

Name: Clint Waldner, New Holland Supply

Address: 201A Commerce Drive
New Holland, Pa. 17557

Telephone: 717-354-4794 FAX: 717-355-9418

E-Mail: clint@newhollandsupply.com

Certification or Registration: _____

The applicant certifies that all information on this application is correct, and the work will be completed in accordance with the "approved" construction documents and PA Act 45 (Uniform Construction Code) and any additional approved building code requirements adopted by the Municipality. The property owner and applicant assume the responsibility of locating all property lines, setback lines, easements, rights-of-way, flood areas, etc. Issuance of a permit and approval of construction documents shall not be construed as authority to violate, cancel, or set aside any provisions of the codes or ordinances of the Municipality or any other governing body. The applicant certifies he/she understands all the applicable codes, ordinances, and regulations. Application for a permit shall be made by the owner or lessee of the building or structure, or agent of either, or by the registered design professional employed in connection with the proposed work.

I certify that the code administrator or the code administrator's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE &
DATE
REQUIRED

Applicant's Printed Name Daniel J. Hoff

Applicant's Address 700 Chesterbrook Drive Phone # 717-577-1807

Applicant Signature _____ Date 08/05/2025

E-Mail: hoff471@msn.com

LOT COVERAGE WORKSHEET (if applicable)

Directions: Complete this worksheet after taking accurate measurements of all existing impervious surfaces. All dimensions should be consistent with the attached site plan. If this worksheet is not completed or if information is left off, the Zoning Officer may deny the application or complete the worksheet using aerial photographs, previous building permits and any available site information (which may be inaccurate).

ADDRESS: 700 Chesterbrook Drive

PIDN: 36-000-31-0005.00-00000

ZONING: RM

1. **Lot Size (1 acre = 43,560 s.f.)** Lot size can be found on deed or tax assessment paperwork. Multiply the number of acres by 43,560 to obtain the total square feet (s.f.) of the lot.

.41

ac.

17,859.60 s.f.

EXISTING (Indicate dimensions of existing structures/surfaces then multiply the dimensions to obtain s.f.)

Dimensions

Square

Feet

2. House	<u>38</u>	ft	x	<u>34</u>	ft	<u>1,292</u>
3. Attached Garage	<u>24</u>	ft	x	<u>26</u>	ft	<u>624</u>
4. Attached Deck	<u>12</u>	ft	x	<u>38</u>	ft	<u>456</u>
5. Driveway (including stone)	<u>45</u>	ft	x	<u>12</u>	ft	<u>540</u>
6. Sidewalk/Patio	<u>3</u>	ft	x	<u>12</u>	ft	<u>36</u>
7. Detached Garage(s)		ft	x		ft	
8. Decking (not attached to house)		ft	x		ft	
9. Shed(s) or other accessory buildings		ft	x		ft	
10. Pool (including surrounding concrete deck)		ft	x		ft	
11. Barn(s)		ft	x		ft	
12. Other		ft	x		ft	

13. **Total Existing Lot Coverage** (add lines 2-12)

2948 s.f.

14. **Total % of Existing Lot Coverage** (line 13 divided by line 1, then multiply by 100)

16.51 %

PROPOSED (Identify structure, i.e. addition, deck, garage, etc.)

Dimensions

Square

Feet

15. <u>Detached two-car garage</u>	<u>30</u>	ft	x	<u>30</u>	ft	<u>900</u>
16. <u>Driveway to detached garage</u>	<u>20</u>	ft	x	<u>30</u>	ft	<u>600</u>

17. **Total Proposed Lot Coverage** (add lines 15 & 16)

1500 s.f.

18. **Total Coverage in s.f. – existing & proposed** (add lines 13 & 17)

4448 s.f.

19. **Total % Lot Coverage** (line 18 divided by line 1, then multiply by 100)

24.90 %

20. **Total % Lot Coverage permitted**

30 %

21. **Total Coverage in s.f.– permitted** (multiple line 20 by line 1)

s.f.
5357.88

For Township Use Only

Review Notes

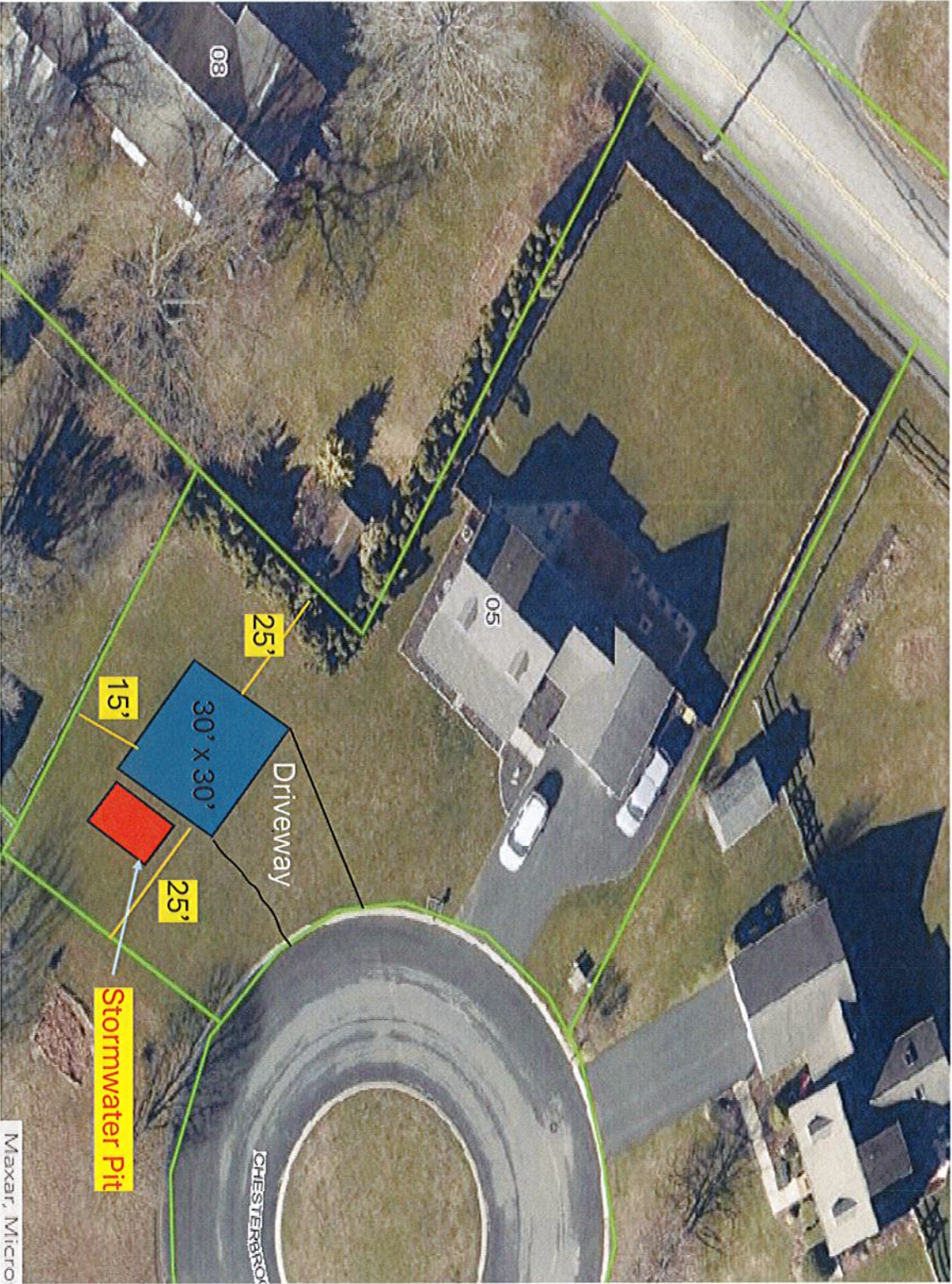
Tax Map _____	Parcel # _____	Zoning District _____
Subdivision _____		Use _____
Front Yard _____	Side Yard _____	Rear Yard _____ Access Drive _____
ZHB Action/Decision _____		Date _____
Floodplain Located Within Site _____ Yes _____ No _____ Study Done		
Historic Structure _Yes_ _No_ / Airport Hazard _Yes_ _No_ / Soil Erosion Plan __Yes__ __No__		
NOTE ANY EASEMENTS _____		
ARREARS/LEINS/JUDGEMENTS (per Act 90) ____ Yes ____ No _____		
STIPULATIONS _____		
Contractors Insurance Info: Policy # _____ Company: _____ Expiration Date _____		

Public Sewer Permit # _____ On-site Sewage Permit # _____ Issued _____

Storm Water Management Permit # _____ Issued _____

		Twp Application Fee		\$50.00	(362.411)
Permit #		Twp Zoning Fee:	X	\$ =	(362.411)
Use Group		CA Review Fee:	X	\$ =	(362.412)
Permit Type		CA Inspections:	X	\$ =	(362.412)
UCC Applicable	Yes	No	If YES add \$4.50 Act 13 Training Fee		= (235.10)
Y or N	Construction Plans Submitted		Total Permit Fee		<div style="border: 1px solid black; width: 100px; height: 20px;"></div>
		Minus fee submitted at submission		=	
Issuance Date		Fee Due at ISSUANCE			<div style="border: 1px solid black; width: 100px; height: 20px;"></div>

Zoning Officer Signature _____ Approval Date _____





MANCHESTER TOWNSHIP

STORMWATER MANAGEMENT PERMIT APPLICATION

If you, as a property owner, are planning any construction, improvement or earth disturbance activity that is deemed by Manchester (Township) to impact the stormwater runoff leaving your property, then you must comply with Stormwater Management Ordinance No. 2022-06. Completion of this form is required for the issuance of all building and zoning permits.

Stormwater Permit# _____
Associated Building/Zoning Permit# _____

Property Owner: Daniel J and Robin A Hoff
Property Address: 700 Chesterbrook Drive York, Pa. 17406
Phone Number: 717-577-1807
Email Address: hoff471@msn.com

Step One (1) - Proposed Improvement (Please provide information regarding size, type, distance from property lines and existing site features, etc. Attach any manufacturer's sheets or other information related to the proposed development):

Single story, two-car detached garage; pole building construction Building is to be 30 x 30 with a 20 foot driveway leading form the cul-de-sac to the building

Step Two (2) - Have any other exterior improvements been completed on the property since August 9, 2022?
If so, please list the projects and permit numbers: YES or No (Circle One)

No



MANCHESTER TOWNSHIP

STORMWATER MANAGEMENT PERMIT APPLICATION

Step Three (3) - Provide Sketch Plan of Property

The plan must show property lines, existing improvements and proposed improvements, and square footage of all existing impervious surfaces. Please indicate which direction the property slopes and provide detailed drainage information for proposed improvements (roof breaks, gutters, downspout locations, etc. *(Sample included in the Small Project's Guide)*).

☒ Sketch Plan Provided

Step Four (4) - Calculate Required Storage:

1. New impervious area: 1000 1500 ft²
2. Impervious area to be removed: _____ ft²
3. Calculate the total required sq-ft (#1 + #2) of impervious area which must be captured: _____ ft²
4. Total required cubic feet of storage (divide #3 by 6): 1107 250 cf

Step Five (5)

☐ Total Regulated Impervious Area is 500 ft² or less.

- Regulated activity may be fully exempt, and a fee-in-lieu-of may be paid.
\$ _____ / ft² regulated impervious area = \$ _____

☒ Total Regulated Impervious Area is greater than 500 ft² but less than 2,000 ft²

- Applicant required to manage the stormwater impacts created by the new proposed impervious area. Applicant to use facilities outlined in the Manchester Township Small Projects Guide to achieve required volume reduction. Consultation and review by the Township Engineer will be required if deemed necessary by Township staff. All costs associated with consultation and review by the Township Engineer will be at the expense of the applicant and will be due prior to permit issuance.
- Projects in this area category are exempted from peak rate control and the submission of Stormwater Management Site Plan if the proposed improvement is consistent with the Township Small Projects Guide. The applicant may be exempt from installing a stormwater management facility if the project qualifies as a Disconnected Impervious Area as defined in Appendix B of the Ordinance.

☐ Total Regulated Impervious Area 2,000 ft² or greater

- Stormwater Management Site Plan is required to be submitted by a qualified professional. Applicant is required to sign and record a Stormwater Operation and Maintenance and Right-Of-Way Agreement as contained in Appendix A of the Stormwater Management Ordinance. This plan will require an engineering and ordinance review by the Township Engineer.
- Regulated impervious areas totaling between 2,000 ft² and 5,000 ft² may still qualify for the peak rate control exemption if the criteria for a Disconnected Impervious Area under Appendix B of the Stormwater Management Ordinance is met. Each 500 sq. ft. of impervious area must flow to a separate flow path of at least 75 linear feet.



MANCHESTER TOWNSHIP

STORMWATER MANAGEMENT PERMIT APPLICATION

☐ Project Requires Submission of a Land Development Plan

- Stormwater management approval will be covered under the approval of a Land Development Plan. Approval of stormwater management will follow Township Land Development processes and timelines. This application is not to be utilized for this situation.

While using gravel recharge (pit) is the most commonly used BMP, SWM can be addressed by any method or combination thereof that meets the requirements of the PA BMP Manual. See BMP Fact Sheets or Chapter 6 of the PA BMP Manual for information on types of stormwater treatment options. The PA BMP manual can be found on the web at: www.elibrary.dep.state.pa.us/dsweb/view/collection-8305.

Gravel Recharge (dry well, infiltration trench):

- ☒ Roof Infiltration
☐ Paver Surface
☐ Concrete Surface
☐ Grass Surface
☐ Other – provide details on the size, location, and materials to be used (stone, fabric, etc).

$$\text{Storage Provided} = \frac{12'}{\text{Length}} \times \frac{12'}{\text{Width}} \times \frac{3' + 12" \text{ TOP SOIL}}{\text{Depth}} \times 0.4 \text{ void ratio} = \frac{172.8}{\text{Cubic Feet of Storage}}$$

12' x 18' x 3' x 0.4 = 259 CF

Step 5: Township Staff Consultation

Review of this form will allow the Zoning Officer to determine what the requirements of the Stormwater Management Ordinance apply to your project. The Zoning Officer will contact you at the phone number or email address indicated above once the internal review has been completed. You may be asked to return to the Township Office to discuss the requirements and finalize the application.

Step 7: Property Owner/Applicant Certification

Please read, sign, and date the application below to acknowledge and accept the requirements (including construction requirements and associated administrative items) outlined by the Zoning Officer.

I understand and agree to the following:

- I will be required to construct all improvements and associated stormwater management facilities in accordance with the approved plans and details.



MANCHESTER TOWNSHIP

STORMWATER MANAGEMENT PERMIT APPLICATION

2. Any exemption, permit, or authorization issued or approved based on false, misleading, or erroneous information provided by an applicant is void without the necessity of any proceedings for revocation. Any work undertaken or use established pursuant to such permit or other authorization is unlawful. No action may be taken by a board, agency, or employee of the Township purporting to validate such a violation.
3. Upon presentation of proper credentials, the Township may enter at reasonable times upon any property to inspect the condition of the stormwater structures and facilities regarding any aspect regulated by this Ordinance.
4. Proper maintenance and management of stormwater runoff associated with this permit is the responsibility of the property owner.

August 5, 2025

Applicant Signature

Date

TOWNSHIP APPROVAL

Signature of Zoning Officer or Township Engineer

Date

The Township
YORK COUNTY



of Manchester
PENNSYLVANIA

Zoning Hearing Board Findings of Fact and Notice of Decision

Name of Applicant: **Daniel J Hoff**
700 Chesterbrook Dr
York, PA 17406

ZHB Reference Number: **2016-06**

Application Number: **2016-06**

Reason for Application: **Special Exception to permit a fence with a height greater than three (3) feet in a front yard area (SE) and to permit a 20'x20' accessory structure in a front yard area (SE) (Section 27-1102(1) & (5))**

Location of Property: **700 Chesterbrook Dr (Tax Map 31 Parcel 0005)**

Zoning District: **Residential Medium Density (RM)**

Notice is hear by given that the Manchester Township Zoning Hearing Board has conducted a public hearing on **July 6, 2016** in the above case and after giving due consideration to all of the facts, the Zoning Hearing Board has made the following decision:

The Zoning Hearing Board unanimously approved the special exception requests.

Subject to the following conditions and safeguards:

The nature of the board's decision is such that if all construction or use is carried out in strict compliance thereto, said construction or use shall be considered to be in conformance with the Manchester Township Zoning Ordinance of 1996 and amendments; and any construction or use carried out in violation of said decision, or in violation of any of the conditions or safeguards which may be attached thereto, shall be considered a violation of said Zoning Ordinance, subject to the penalties provided therein. No other sections of the Manchester Township Zoning Ordinance shall be waived.

The granting of a variance or special exception by the Zoning Hearing Board is authorization for the Zoning Officer to issue a Building Permit. This Notice of Decision does not constitute a building permit. Before proceeding with any construction work or change in use of the property you must obtain a Building Permit.

Failure of the applicant to take action, as a result of this approval, within six (6) months, shall render this decision null and void.

8/3/2016

Date

C. J. Walsh

Chairman

Exhibit "A"

ZHB Reference Number: 2016-06

Findings of Fact (list and attach additional page if necessary)

1. Mr. Hoff stated that he recently purchased the .41 acre parcel the has a single family detached dwelling unit, connected to public water and public sewer, located on the parcel. He explained that the property is located on a cul-de-sac and has frontage on both Chesterbrook Drive and Woodland View Drive. He said that because of this his property has 2 front yards.
2. Mr. Hoff said it is his desire to put a 6 foot high fence in what would normally be the back yard (the area behind his house) in order to keep his two German Sheppard dogs in the yard and not getting out onto neighboring properties or onto Woodland View Drive. He said the allowable 3 foot high fence would do little to contain the dogs since they are about 30 inches at shoulder height.
3. Mr. Hoff also said that he also desires to put an accessory structure in this area to the rear of his house that would be a maximum of 20 feet by 20 feet in size. He said that the structure would be at least 10 feet from his rear property line as if this was a true back yard. He said that the fence would coincide with his neighbors.
4. The property was posted in accordance with Township regulations and advertised

Reason for the board's decision based on findings of fact:

1. The Board finds the approval of the variance will not be detrimental to the public health, safety, or general welfare.