



Manchester Township Zoning Hearing Board

AGENDA

July 3, 2024, 6:00 P.M.

CALL TO ORDER

PLEDGE TO THE FLAG

CONTINUED BUSINESS:

1. **2024-10 - Trone Advertising** - The applicant is requesting a Special Exception pursuant to section 27-1256, to permit a Changeable Electronic Variable Message Sign on a billboard. The property is located at 3620 N. George Street, in the Industrial (I) District (Tax Map LI, Parcel 0029J).
2. **2024-12- Scannel Properties #691 LLC** - The applicant is requesting a Special Exception pursuant to Section 27-1502 (G), to reduce the required parking from 159 spaces to 106 spaces. The property is located at 85 Church Road, in the Industrial (I) District (Tax Map LI Parcel 0061 and Tax Map LI Parcel 0001K).

NEW BUSINESS:

3. **2024-13-Jackie Zirkle** - The applicant is requesting a Special Exception pursuant to section 27-1102(5), to construct a six (6) fence in the front yard, of a corner lot. The property is located at 702 Sinking Springs Lane, in the Residential Low (RL) District (Tax Map LH Parcel 0087).
4. **2024-14- PA Landscape Group** - The applicant is requesting a Special Exception pursuant to Section 27-1102(2), to have a rear setback of three (3) feet where the required setback is ten feet (10) for an accessory structure. The property is located at 3260 Wentworth Way, in the Residential Low (RL) District (Tax map 53 Parcel 0052).

ADJOURNMENT

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

FOR OFFICE USE ONLY

Application # 24-10
Date of Hearing June 5, 2024
Time of Hearing 6:00 pm

CONTINUED HEARING

Date of Hearing _____
Time of Hearing _____

APPLICATION FOR ZONING HEARING

1. Applicant's Name John W. Trone, Trone Outdoor Advertising
Address: 1345 Abbottstown Pike,
Hanover, PA 17331 Phone Number (717) 637-6603
2. Property Owner's Name: 3620 LLC, c/o Glen Rexroth
Address: 207 Redco Avenue, Suit 1A, Red Lion, PA 17356
3. Property Location 3620 N. George St., York, PA 17406
4. Zoning District Industrial UPI # 36.000 LI 0029 J0

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.

John W. Trone, President

Signature of Applicant / Authorized Representative

Date 4/18/24

OFFICE USE ONLY BELOW THIS LINE

Date Application Received _____	Property Posted _____
Date Application Fee Received _____	
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 _____	

#1

5. Nature of SPECIAL EXCEPTION / VARIANCE / INTERPRETATION requested and SECTION NUMBER:

Digital Billboards require a Special Exception approval, see: DT-1256 + 27-1406 ✓

6. Description of Proposed Work and Use:

Install 2-10'x30' Digital signs, located back to back on a unipole structure.

7. Existing Use of Land / Buildings:

Tractor Trailer Storage

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

- a Height of Building / Structures / Sign 37' Feet Stories
- b Type of Construction install one UNIPOLE Structure, with 2 sign Faces
- 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 NA
- b Proposed

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

- a Public NA Company Name
- b On-Site Well NA
- c Other (Specify)

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

- a Public NA c. Other
- b On-Site NA 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 sign will not interfere with any of the neighbors.
The sign will provide local news, ambulance alerts and other non-profit messages, and local advertisers.

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

The property is being used for tractor trailer storage. The adjoining properties are zoned Industrial.

c) If the special exception is granted, show how the provisions of Section 1408 + of the Zoning Ordinance will be met. (Please attach a separate sheet of paper as needed.) 27-1256

The sign will be 10'x30', 300 SF as allowed.
The setback will be 37' the same as the height of the sign.

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)

March 27, 2024

Subject: Watchfire LED Billboard Sign Brightness & Capabilities

Brightness Levels: The brightness level of all Watchfire digital billboards is pre-set at the factory not to exceed 5,000 NITS during daytime operation and 300 NITS during nighttime operation. These settings are compliant with standards as established by the Outdoor Advertising Association of America (OAAA). Both day-and-night maximum brightness is capped via software and cannot be brightened in the field.

A NIT is a measure of luminance and normally used to express the brightness of LEDs. LED sign brightness is commonly converted from NITs to foot-candles. Foot-candle measurements are generally taken at night from a distance of 100 feet or more. Watchfire billboard displays will not illuminate more than 0.3 foot-candles above ambient light when measured at night at a specified distance.

Automatic Dimming Capability: All Watchfire digital billboards automatically adjust their brightness as ambient light levels change. A 100-step photocell automatically and immediately adjusts the sign's light levels during storms and at dusk. At night, the LED operates at approximately 4% of its' daytime maximum brightness. The night time percentage varies based on ambient light conditions. A billboard operator can adjust the billboard to run dimmer than the standard established by the factory, but not brighter. Watchfire digital billboards also employ a software photocell which adjusts the day and night brightness levels based on the billboard's coordinates. This acts as a backup should the hardware photocell fail.

Hold Time: The hold time for an advertisement is controlled by the billboard operator and can be adjusted to standards established by local regulation. Most require an ad to hold for a minimum of 6-8 seconds. Tests run by the OAAA indicate a dwell time of 8 seconds is optimum for conveying the information in an advertisement in a safe manner. Watchfire billboards have no animation, flashing, or scintillating capabilities and can only display static messages at the preset dwell times.

Transition settings: All Watchfire billboards are designed to change from one ad to the next instantaneously. This cannot be changed by the billboard operator. The boards have no transition capabilities between slides such as slide-ins or slide outs similar to PowerPoint type presentations.

I hope this information has been of assistance. If you have questions or need more information please do not hesitate to contact me.

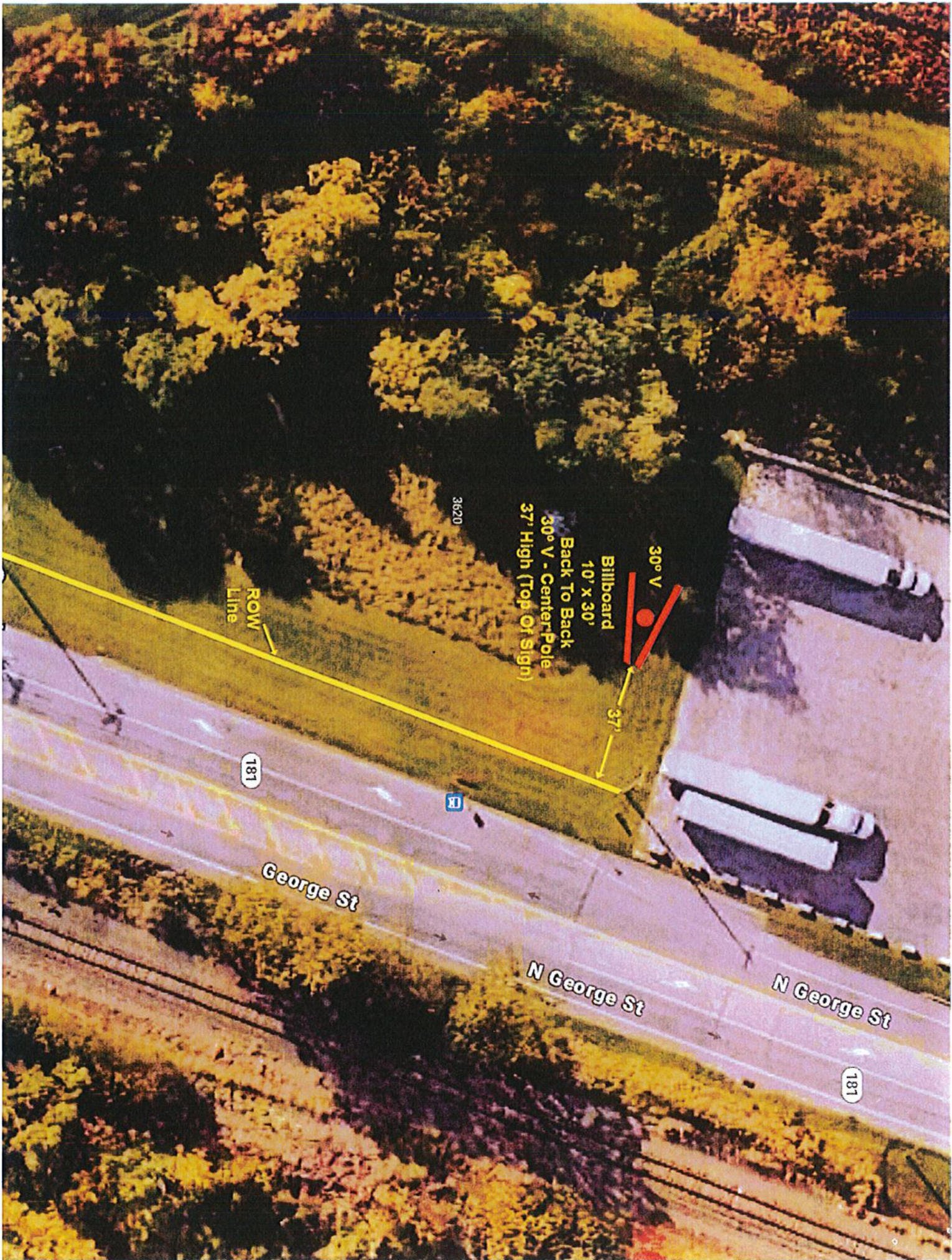
Thank you,

Ray Digby

ray.digby@watchfiresigns.com

Phone: (800) 637-2645

Fax: (217) 442-1020 | watchfiresigns.com



3620

30° V
Billboard
10' x 30'
Back To Back
30° V - Center Pole
37' High (Top Of Sign)

ROW
Line

181

E

George St

N George St

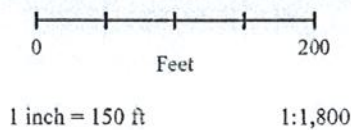
N George St

181

Parcel - 36000LI0029J000000



Owner - 3620 LLC
 Property Address - 3620 N GEORGE ST
 Tax Municipality - Manchester Twp
 School District - Central School District
 Class - Industrial
 Land Use - I - Industrial Auxiliary
 Acres - 5.11
 Assessed Land Value - \$ 158,000
 Assessed Building Value - \$ 6,750
 Assessed Total Value - \$ 164,750
 Sale Date - Sep. 16, 2021



Legend

- Selected Parcel
- Parcels
- Municipal Boundary

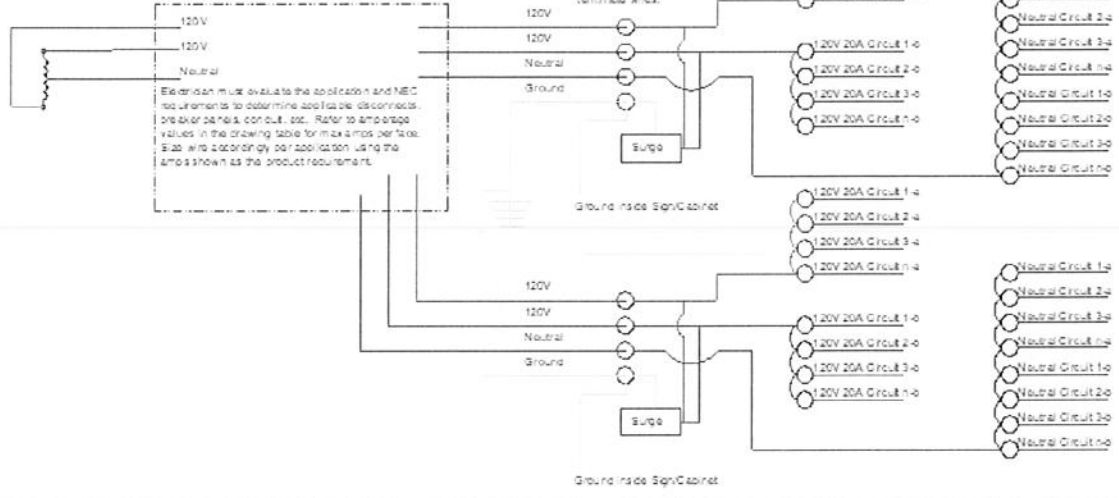
Layers should not be used at scales larger than 1:2400
 (Note: Pixilation will occur at scales 1" = below 200 Ft.)

Inset Map

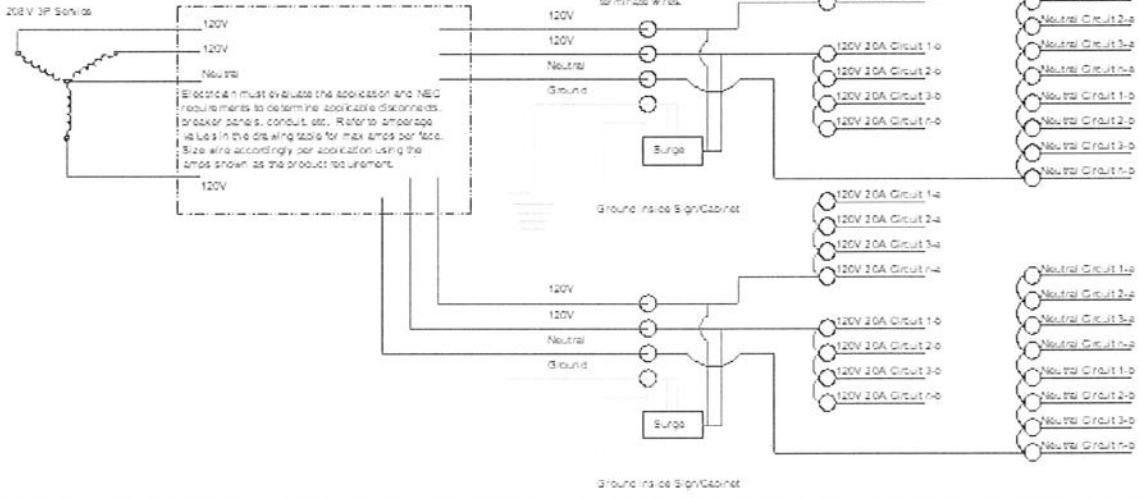


Disclaimer:
 The York County Planning Commission's Geographic Information System map and/or data

Using 240V Service to power 240V Single Face (2 Cabinets per face)



Using 208V Service to power 240V Single Face (2 Cabinets per face)



Watchfire Field Service Technician Responsibilities (if included with order)

- Provide technical support related to sign assembly, mounting, and wiring during installation. Technician will explain and offer advice on all aspects of installation.
- Train customers on the use of sign and software.

Sign Installer Responsibilities

- Verify winds are not in excess of 15mph at the time of install.
- Lift sign off the truck utilizing lifting points.
- Assemble the sign if shipped in multiple sections. Signs over 10'1" in height and or greater than 48'4" in length are shipped in multiple sections. Signs 10'1" and under in height and also less than 48'4" in length are shipped in one section and do not require assembly.
- Ensure the sections are never left to free-stand and are always secured by the crane or framing during the installation and stacking process.
- (Optional) Attach Watchfire provided camera to the camera boom. Run the camera cable inside the boom and down the entire length of the boom. Secure the camera boom bracket to the sign corner and then attach the camera boom. Connect the webcam cable to the POW48 inside the sign cabinet.
- Mount the Sign.

Electrician Responsibilities

Pre-install

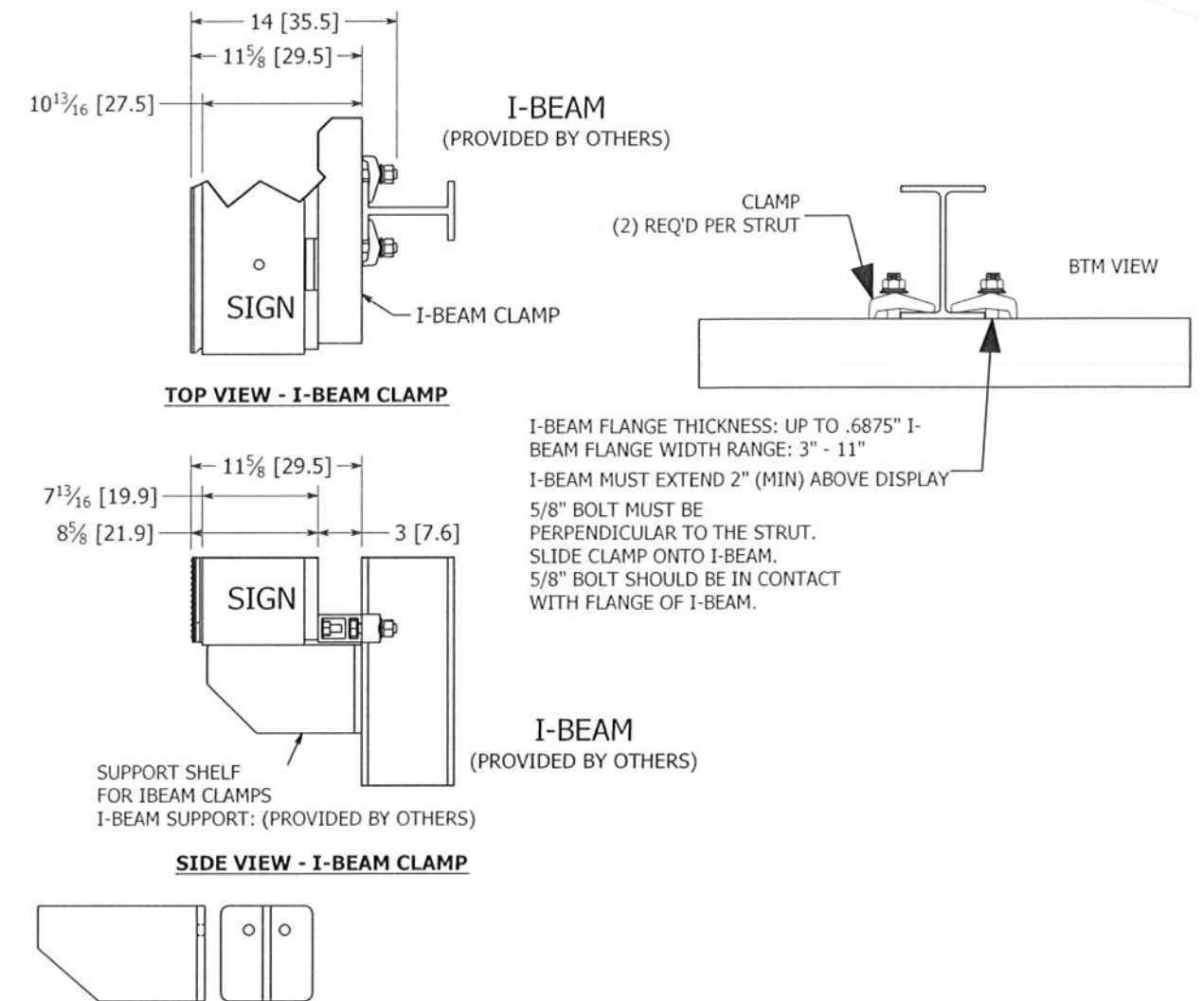
- Install electrical service and meter at jobsite.
- Install main circuit panel.
- Install conduit and wiring from the distribution panel to a junction box at the top of the structure.

Installation Day

- Attach Watchfire provided temperature sensor to the structure. Typically, the sensor will mount easily on the bottom of the catwalk or bottom edge of the sign cabinet. Route the cable through the hole in the bottom of the sign and to the first flare.
- Run power lines to the disconnects on the back of each sign section.
- Verify all local electrical codes are adhered to.
- Verify the correct voltage.
- Turn on power.
- If power is not applied on the day of install, you MUST contact Watchfire support before cycling power for the first time.

Failure to follow recommended installation procedures could result in voided warranty.

MOUNTING



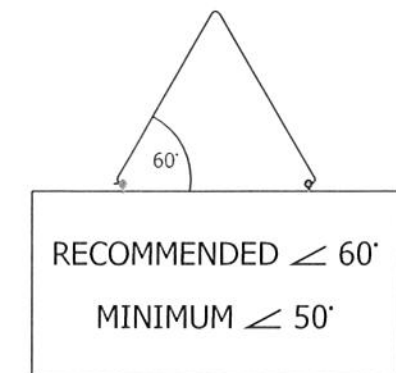
SUPPORT SHELF: (PROVIDED BY OTHERS)
SUPPORT SHELVES ARE TO BE PLACED AT THE BOTTOM OF EACH UPRIGHT.
THE SIGN LIGHTLY RESTS ON THESE WHILE MOUNTING HARDWARE IS TIGHTENED.
ALL MOUNTING HARDWARE IS TIGHTENED TO 65 FT/LBS

WIND LOAD

IBC2018 AND ASCE7-16
175 MPH 3 SECOND WIND GUST
EXPOSURE C
RISK CATEGORY II
SIGN HEIGHT ABOVE GRADE = 100 FT MAX

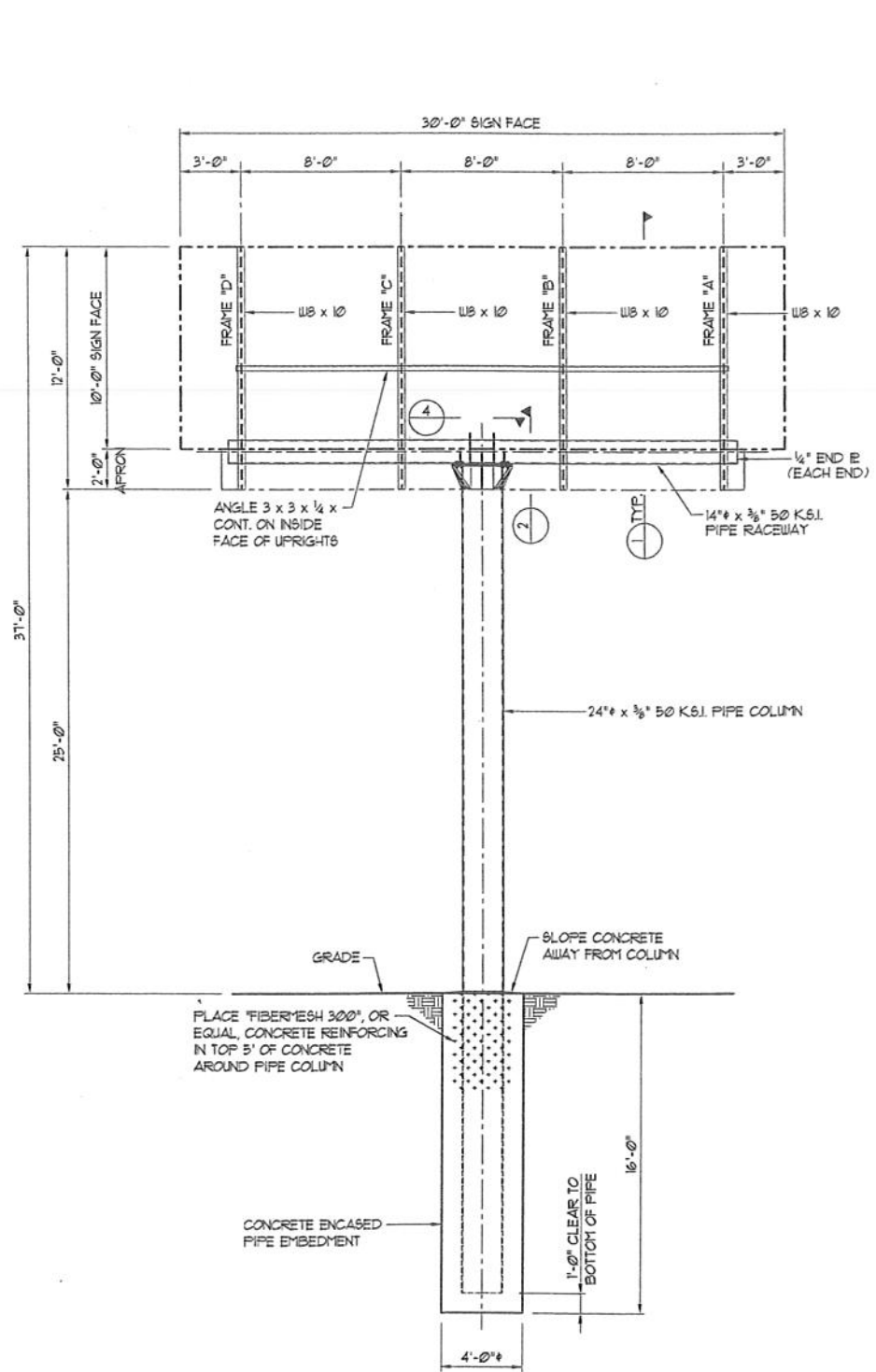
THESE CALCULATIONS ASSUME THE SUPPORTING STRUCTURE (DESIGNED BY OTHERS) ALSO MEETS APPROPRIATE CODES, AND THE USE OF A WATCHFIRE PROVIDED MOUNTING SYSTEM.

LIFTING



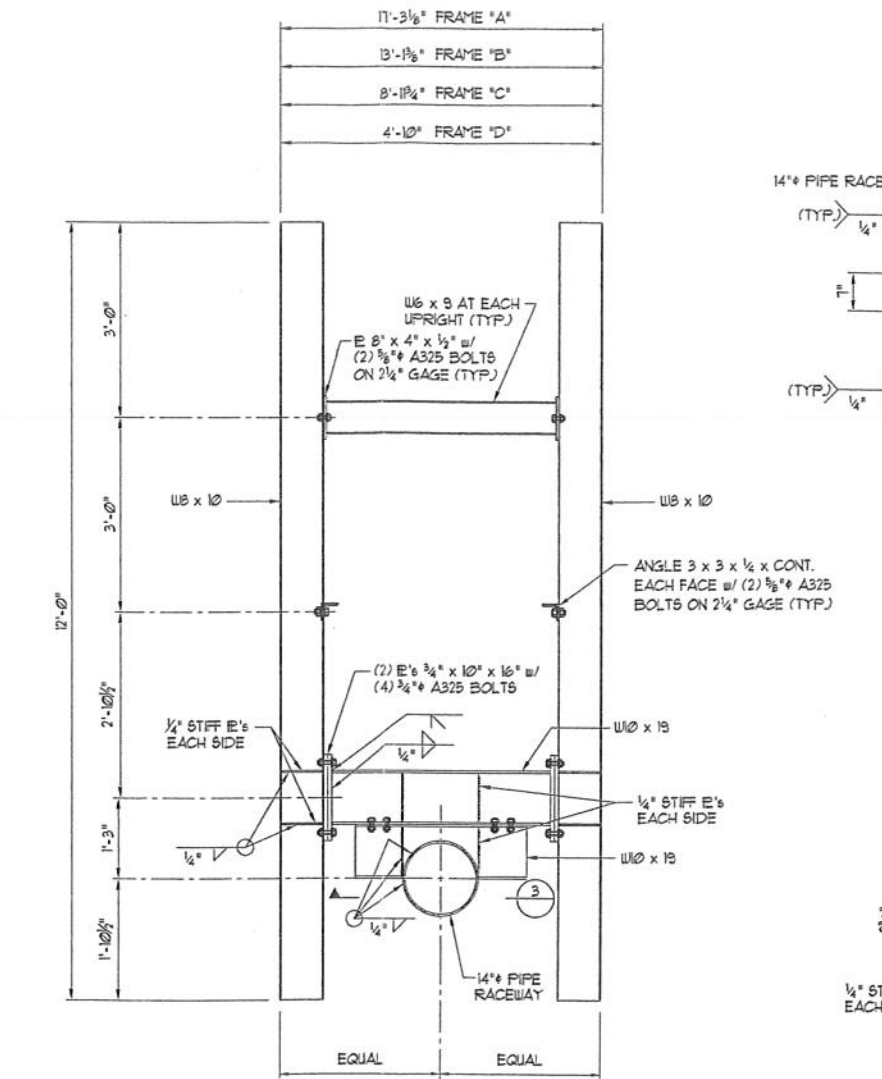
STRAP LENGTH EQUAL TO HALF OF SIGN LENGTH

	DIMENSION STYLE	TOLERANCES	THIS DRAWING IS FOR THE PURPOSE OF PROVIDING DIMENSIONS ONLY ON WATCHFIRE PRODUCTS. ALL ELEMENTS OF THE SIGN STRUCTURE WILL BE PROVIDED BY OTHERS AND WATCHFIRE MAKES NO GUARANTEES ABOUT THE SUITABILITY OF THE STRUCTURE FOR THE SITE. ANY INFORMATION PROVIDED RELATING TO THE SIGN STRUCTURE IS FOR ILLUSTRATIVE PURPOSES ONLY.	MODEL REV	DRAWG REV	THIRD ANGLE PROJECTION	DESCRIPTION			
	INCHES [CENTIMETERS]	OVERALL SIGN DIMENSION..... $\pm 1/4"$ LINEAR DIMENSION..... $\pm 1/16"$ ANGULAR DIMENSION..... $\pm 1^\circ$ STRAIGHTNESS..... $\pm .020"/ft.$ OVERALL DIAGONAL TOLERANCE $\pm 1/8"$		ALL DIMENSIONS ARE U.S. IMPERIAL UNITS UNLESS OTHERWISE SPECIFIED. STANDARD TOLERANCES APPLY TO ALL DIMS UNLESS OTHERWISE SPECIFIED. TOLERANCES DO NOT APPLY TO REFERENCE DIMS (XXX.XXX)	1	0		MATERIAL	DATE CREATED	DRAWN BY
THE INFORMATION, DATA, AND DRAWINGS CONTAINED WITHIN THIS DOCUMENT ARE STRICTLY CONFIDENTIAL AND ARE PROVIDED WITH THE UNDERSTANDING THAT THEY WILL NOT BE DISCLOSED TO THIRD PARTIES WITHOUT THE PRIOR WRITTEN CONSENT OF WATCHFIRE SIGNS, LLC. ALL INFORMATION, ILLUSTRATIONS, SCREEN SHOTS, DATA, AND DRAWINGS CONTAINED WITHIN COPYRIGHT © 2020 WATCHFIRE SIGNS, LLC., ALL RIGHTS RESERVED.						SHEET 2 OF 2	9/9/2020	T. Prather		VAULT LOCATION: Designs\9 Users\Brent\Install Drawing Template\1 High - 1 Wide - Clamps.idw

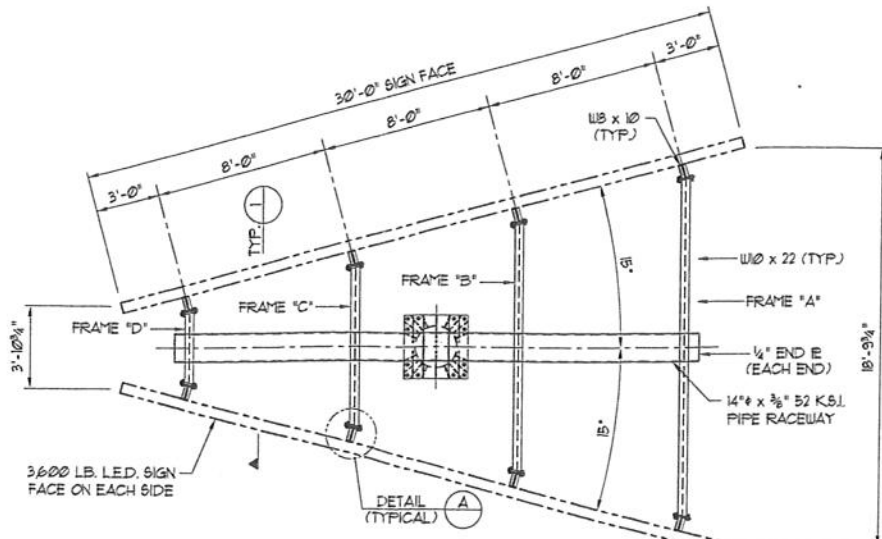


SIGN FRAME ELEVATION
SCALE: 1/4"=1'-0"

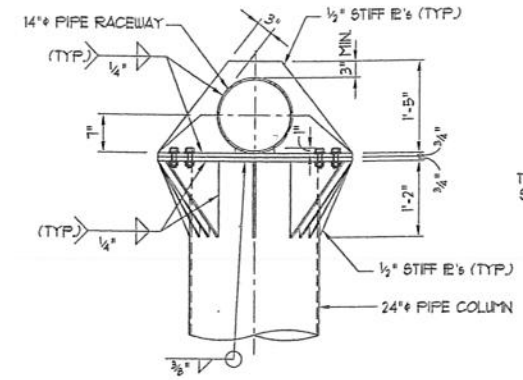
NOTE: THIS STRUCTURE IS DESIGNED TO SUPPORT A 3600 LB. LED. SIGN FACE ON EACH SIDE



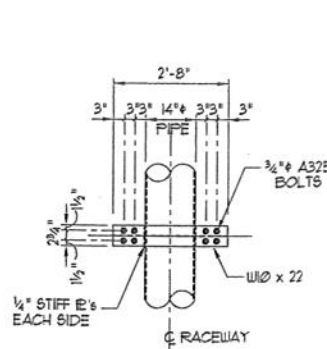
SECTION 1
3/4"=1'-0"



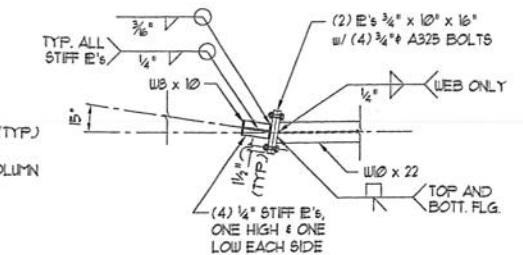
PLAN OF SIGN FRAME
SCALE: 1/4"=1'-0" (30" VEE SIGN FACES)



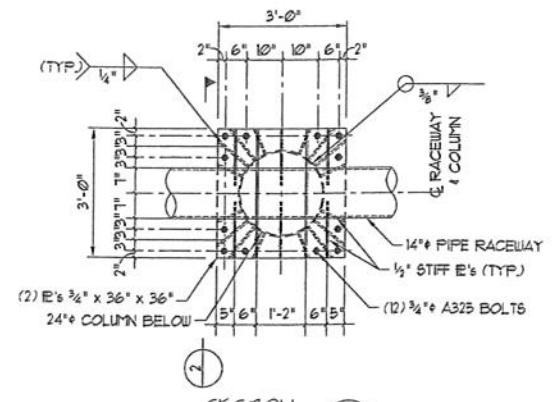
SECTION 2
3/4"=1'-0"



SECTION 3
1/2"=1'-0"



DETAIL A
1/2"=1'-0"



SECTION 4
1/2"=1'-0"

NOTES:

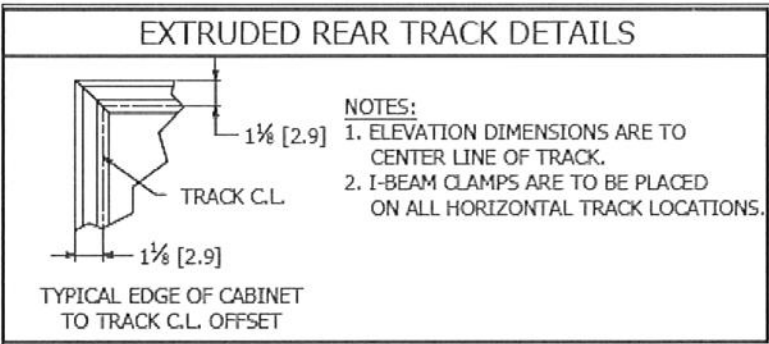
1. ALL BOLTS SHALL BE 3/4" A325 GALVANIZED UNLESS NOTED OTHERWISE.
2. CONCRETE SHALL BE STANDARD WEIGHT 3000 P.S.I. @ 28 DAYS COMPRESSIVE STRENGTH UNLESS NOTED OTHERWISE.
3. DESIGN WIND LOAD MEETS PENNSYLVANIA UNIFORM CONSTRUCTION CODE AND 2018 INTERNATIONAL BUILDING CODE CRITERIA FOR 105 MPH, EXPOSURE C, RISK CATEGORY I.
4. ALL STEEL ANGLES SHALL BE A513M A36 UNLESS NOTED OTHERWISE. (WIDE FLANGE MEMBERS AND STEEL PLATES SHALL BE A513M A992-50).
5. ALL WELDS SHALL BE MADE BY AN AMERICAN WELDING SOCIETY CERTIFIED WELDER USING E70 FILLER MATERIAL.
6. MAXIMUM SIGN FACE AREA SHALL BE 300 SQUARE FEET EACH SIDE AND MAXIMUM APRON FACE AREA SHALL BE 60 SQUARE FEET EACH SIDE.
7. MINIMUM LATERAL PASSIVE SOIL BEARING CAPACITY FOR SIGNS SHALL BE 200 P.S.F. PER FOOT OF DEPTH (X 2 = 400 P.S.F.) PER THE INTERNATIONAL BUILDING CODES AND SHALL BE VERIFIED IN THE FIELD BY CONTRACTOR.
8. CATWALKS AND STRINGERS ARE NOT SHOWN FOR CLARITY.
9. LADDER, IF REQUIRED, IS DESIGNED BY OTHERS AND SHALL MEET OSHA REQUIREMENTS. FABRICATOR SHALL ALSO INCLUDE SAFETY CABLES AS REQUIRED BY OSHA.
10. LED PANELS AND THEIR ATTACHMENT TO SIGN STRUCTURE IS BY LED MANUFACTURER.

B & P JOB NO. 24.05.00.073



OUTDOOR SPECIALIST, INC. Augusta, Georgia			
SIGN LOCATION: MANCHESTER, PENNSYLVANIA			
scale: NOTED	revisions:	by:	date:
date: 3/2/24			
drawn: TED			
chkd.: T.F.J.			
SIGN FRAME #4657-OSI			

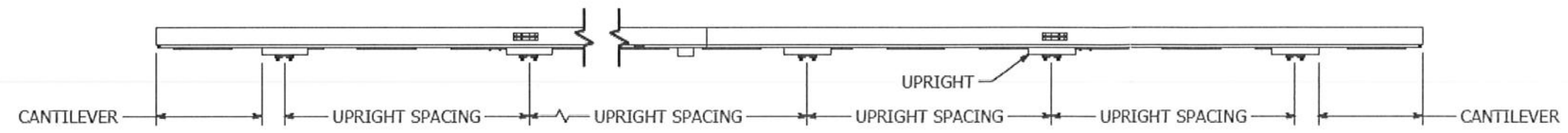
CR 4635



Customer	Jobsite
9007017 - Trone Outdoor Advertising 1345 Abbottstown Pike Hanover, PA 17331-8235	10' x 30' 16_19mm 2

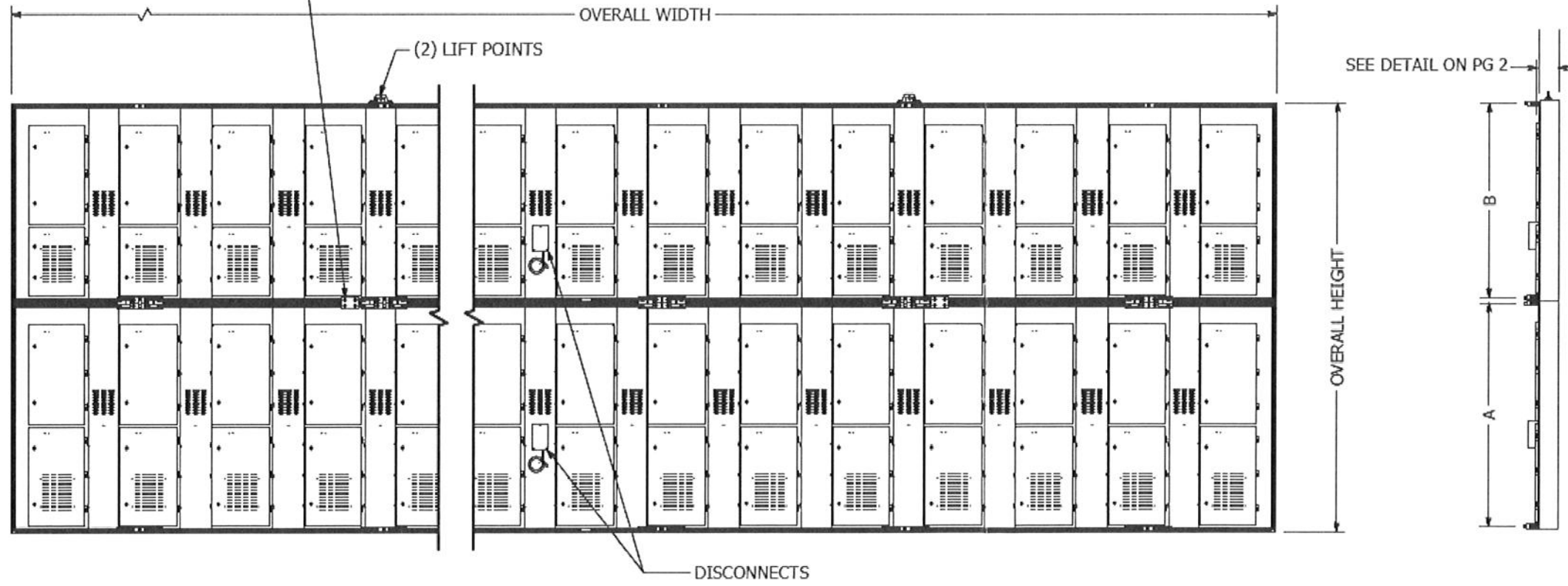
Cabinet Specifications	
Quote #	2404607.1
Sign ID	1876367
Model / Matrix	OA16.M / 162 x 522
Faces	1
Sign Dimensions (Imperial)	10ft x 30ft x 8in
Access Type	Front/Rear Service
Overall Height	120.00 [304.8]
Overall Width	360.00 [914.4]
Viewing Height	108.00 [274.3]
Viewing Width	348.00 [883.9]
Weight	2700 lbs.
Weight w/Hardware	3000 lbs.
Electrical (per Face)	
Voltage	240
Total Amps	21.0
Killowatt Hr/Day	26.1 KWHrs
Bottom Left Disconnect	21.0
Mounting Locations	
Mounting Type / Qty	I-Beam Clamps / 12
Dimension "A"	63.75 [161.9]
Dimension "B"	51.75 [131.4]
Wind Load Requirements	
Vertical Attachment Points / Uprights (Min)	3 / 4
Spacing (Max)	115.20 [292.6]
Cantilever (Max)	57.60 [146.3]
Spacing (Optimal)	90.00 [228.6]
Cantilever (Optimal)	45.00 [114.3]
Notes	
Generated 4/18/2024 1:12:13 PM	

IMAGES FOR EXAMPLE ONLY – SEE TABLE FOR ACTUAL QTYS



NOTE: THE MATING EXTRUSIONS BETWEEN CABINETS ARE INTERLOCKING EXTRUSION TYPE.

LIFTING PLATES INSTALLED IN LINE WITH LIFTING POINTS. PLATES CAN BE MOVED IF THEY INTERFERE WITH MOUNTING HARDWARE IN THESE LOCATIONS.



BACK VIEW

watchfire

THE INFORMATION, DATA, AND DRAWINGS CONTAINED WITHIN THIS DOCUMENT ARE STRICTLY CONFIDENTIAL AND ARE PROVIDED WITH THE UNDERSTANDING THAT THEY WILL NOT BE DISCLOSED TO THIRD PARTIES WITHOUT THE PRIOR WRITTEN CONSENT OF WATCHFIRE SIGNS, LLC.

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DIMENSION STYLE	TOLERANCES
INCHES [CENTIMETERS]	OVERALL SIGN DIMENSION..... ± 1/4"
ALL DIMENSIONS ARE U.S. IMPERIAL UNITS. UNLESS OTHERWISE SPECIFIED, STANDARD TOLERANCES APPLY TO ALL DIMS UNLESS OTHERWISE SPECIFIED. TOLERANCES DO NOT APPLY TO REFERENCE DIMS (XXX.XXX)	LINEAR DIMENSION..... ± 1/16"
	ANGULAR DIMENSION..... ± 1°
	STRAIGHTNESS..... ± .020"/ft
	OVERALL DIAGONAL TOLERANCE ± 1/8"

THIS DRAWING IS FOR THE PURPOSE OF PROVIDING DIMENSIONS ONLY ON WATCHFIRE PRODUCTS. ALL ELEMENTS OF THE SIGN STRUCTURE WILL BE PROVIDED BY OTHERS AND WATCHFIRE MAKES NO GUARANTEES ABOUT THE SUITABILITY OF THE STRUCTURE FOR THE SITE. ANY INFORMATION PROVIDED RELATING TO THE SIGN STRUCTURE IS FOR ILLUSTRATIVE PURPOSES ONLY.

MODEL REV	DRAWG REV	THIRD ANGLE PROJECTION	DESCRIPTION
1	0		2 High - 1 Wide - Clamps Interlocking Template
SHEET 1 OF 2		MATERIAL	

DATE CREATED	DRAWN BY	PART NUMBER
8/19/2020	T. Prather	2 High - 1 Wide - Clamps Interlocking
VAULT LOCATION: Designs\9 Users\Brent\Install Drawing Template\2 High - 1 Wide - Clamps Interlocking.idw		

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

FOR OFFICE USE ONLY

Application # 2024-12
Date of Hearing 6-5-24
Time of Hearing 6:00pm

CONTINUED HEARING

Date of Hearing _____
Time of Hearing _____

APPLICATION FOR ZONING HEARING

1. Applicant's Name Scannel Properties #691, LLC
Address: 8801 River Crossing Blvd., Suite 300
Indianapolis, IN 46240 Phone Number (312) 656-7491

2. Property Owner's Name: Same
Address: _____

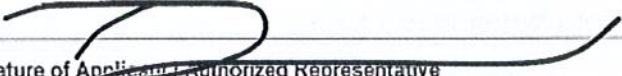
3. Property Location 85 Church Road (Parcels 1.K and 61.A)

4. Zoning District I - Industrial District UPI # 36-000-LI-0001.K0-00000
36-000-LI-0061.A0-00000

The undersigned hereby makes application for a **VARIANCE** **SPECIAL EXCEPTION** **APEAL** 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 May 15, 2024

OFFICE USE ONLY BELOW THIS LINE

Date Application Received _____	Property Posted _____
Date Application Fee Received _____	
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 _____

2

5. Nature of SPECIAL EXCEPTION / VARIANCE / INTERPRETATION requested and SECTION NUMBER: _____

Section 27-1502.G which requires Industrial, wholesale and warehousing establishments provide a minimum of 1 parking space for each employee on the two largest shifts but not less than 1 space per 1,000 s.f. of gross floor area. Special Exception is requested to reduce the required parking from 159 spaces to 106 due the proposed use not requiring 159 spaces.

6. Description of Proposed Work and Use: Construction of a new 158,760 s.f. industrial building and associated site improvements.

7. Existing Use of Land / Buildings: Single-family dwelling and vacant land

8. Number of Proposed Buildings / Structures: 1 proposed industrial building **And:**

- a Height of Building / Structures <50' Feet 1 Stories
- b Type of Construction Proposed industrial building will be standard construction
- c Number of Families / Dwelling Units 0
- d Habitable Floor Area for Each Dwelling Unit 0
- e If Mobile Home, Title Holder's Name / Address N/A

9. Off Street Parking Spaces:

- a Required 159 b. Proposed 106

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

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

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

- a Public c. Other
- b On-Site Penn DEP Approved #

12. Please note that a land development plan must be filed or a building permit must be acquired within (six) 6 months of the date of the written decision of the board or the action is null and void.

13. Please attach a complete list of property owners within 300 feet. (Please include homeowners' names, address, tax map and parcel number.)

14. Please attach a detailed site plan. (Include a complete plan showing all existing and proposed buildings, driveways, etc. with setback distances and dimensions. Note all property widths and depths (in feet) along appropriate property lines. Note all street name(s) and their locations. Note the compass directions. Note the names of the adjoining property owners.

The application is not considered complete without items 13 & 14.

FOR SPECIAL EXCEPTION APPLICATIONS ONLY (must answer all questions) (additional sheets may be used)

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

a) Would be in harmony with the character of the neighborhood because: (How will what I want to do fit in my neighborhood)

See attached narrative.

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

See attached narrative.

c) If the special exception is granted, show how the provisions of Section 27-1502.C of the Zoning Ordinance will be met. (Please attach a separate sheet of paper as needed.)

See attached narrative.

Barley Snyder

ATTORNEYS AT LAW

100 EAST MARKET STREET
YORK, PA 17401
TEL 717.846.8888 | FAX 717.843.8492
WWW.BARLEY.COM

Stacey R. MacNeal, Esquire
Direct Dial Number: (717) 718-7586
E-mail: smacneal@barley.com

May 28, 2024

VIA EMAIL – r.vega@mantwp.com

Rachel Vaga, Zoning/Planning Officer
Manchester Township
3200 Farmtrail Road
York, PA 17406

**Re: Scannell Properties
85 Church Road
Special Exception Application**

Dear Rachel:

Following a recent conversation with my client, Scannell Properties #691, Applicant in the above-referenced zoning proceeding, it has been determined that the owner's representatives will not be available for a zoning hearing on June 5, 2024. On behalf of my client, I am requesting the Township continue this hearing to July 3, 2024 and I am hereby granting any and all extensions of time that may be necessary for the purpose of this continuance.

If you should need anything additional, please let me know. Also, please advise if there are any fees associated with this continuance.

Very truly yours,



Stacey R. MacNeal

SRM:jmw

cc: Adam Anderson, Site Design Concepts – via email
David Salinas, Scannell Properties – via email

THE TOWNSHIP OF MANCHESTER

YORK COUNTY



PENNSYLVANIA

PLANNING COMMISSION MINUTES May 29, 2024

MEETING

The Manchester Township Planning Commission held its regularly scheduled meeting on Wednesday, May 29, 2024, at the municipal building located at 3200 Farmtrail Road, York, PA 17406. Chairperson Nicholas Hauck called the meeting to order at 6:00 PM.

ATTENDANCE *(A) = Absent

Nicholas Hauck, Chairperson
Kenneth Stoutzenberger, Vice-Chair
Richard Halpin, Member
Nick Dreisbach, Member
Daniel Spies, Member

B.J. Treglia, Township Engineer
Rachel Vega, Zoning/Planning Officer
Marita McVey, Zoning/Planning
Mark Henise, ELA Group
Larry Young, Solicitor (A)
Cory McCoy, CS Davidson Engineer (A)

APPROVAL OF MINUTES

Mr. Halpin made a motion, seconded by Mr. Spies, to approve the minutes of the January 31, 2024, Planning Commission meeting. The motion carried 5-0.

NEW BUSINESS

ZHB #2024-12 Scannel Properties #691, LLC - 85 Church Road-Special Exception

The applicant requests a reduction in the number of required parking spaces for a proposed 158,760 sf industrial building located in the Industrial (I) District, Tax Parcel #'s 36-000-LI-0001.K0-00000 and 36-000-LI-0061.A0-00000.

Stacey MacNeal of Barley Snyder, and Adam Anderson of SDC, were present to request a waiver to reduce parking spaces from 159 to 106 parking spaces.

Upon a motion by Mr. Stoutzenberger, seconded by Mr. Hauck, the Planning Commission recommended approval of the waiver request with the condition that with each new tenant change, parking spaces will be reevaluated. The Motion carried 5-0.

RVW #2023-09 Dunkin 3245 Susquehanna Trail – Preliminary/Final Land Development Plan

– The applicant requests a waiver from §22-701 to allow for a deviation in the standard for shoulder width and slow requirements due to existing hardships and constraints for a conditionally approved land development plan to construct a Dunkin Donuts with three additional retail spaces at 3245 Susquehanna Trail located in the Industrial (I) District, Tax Parcel #36-000-LH-0036.D0-00000.

Joe Stein of Warehaus, and Ricky Patel of GN Realty were present to discuss the waiver request. Mr. Hauck made a motion, seconded by Mr. Spies, to table the request until the developer can attempt negotiations with the neighboring parcel owner at 3251 Susquehanna Trail.

ADJOURNMENT

With no additional business on the agenda, Mr. Hauck adjourned the meeting at 7:10 PM, seconded by Mr. Spies.

Respectfully submitted,

Rachel Vega
Zoning/Planning Officer

SCANNELL PROPERTIES #691, LLC (85 CHURCH ROAD) – COLOR PHOTOGRAPHS

Photographs taken January 13, 2022

SDC # 1552.1



PHOTO 1 - Standing along Church Road at western property line facing South.



PHOTO 2 - Standing along Church Road at western property line facing North.



PHOTO 3 - Standing along Church Road at western property line facing North with existing single family dwelling on Parcel 61.A in background.



PHOTO 4 – Standing along southern property line approximately midpoint of southern property line of Parcel 1.K facing east. Stockpile and material of adjoining property along right side of frame.



PHOTO 5 – Standing along southern property line approximately midpoint of property line of Parcel 1.K facing northeast.



PHOTO 6 – Standing along southern property line approximately midpoint of property line of Parcel 1.K facing north.



PHOTO 7 – Standing at the southeast corner of Parcel 1.K facing north along eastern property line of Parcel 1.K.



PHOTO 8 – Standing along eastern property line of Parcel 1.K facing west. Existing treeline along right side of frame.



PHOTO 9 – Standing at midpoint of northern treeline on Parcel 1.K facing east.



PHOTO 10 – Standing in cul-de-sac of Church Road facing subject property (left side of frame). Drive of residential dwelling shown at center-left of frame.



site design concepts
LAND DEVELOPMENT CONSULTANTS

May 15, 2024

Scannell Properties #691, LLC. **(Applicant)**
C/O David Salinas
8801 River Crossing Boulevard, Suite 300
Indianapolis, IN 46240

Re: Zoning Narrative for a
Special Exception Application to Reduce Required Number of Parking Spaces **(Project)**
85 Church Road (UPI Nos.: 36-000-LI-0001.K0-00000 & 36-000-LI-0061.A0-00000)
Manchester Township, York County, PA

Exhibit A: Zoning Narrative

Scannell Properties #691, LLC (hereinafter “Scannell”) is the Owner of a property located along the east side of Church Road within Manchester Township. Scannell is proposing to consolidate two (2) existing parcels into one property, demolish the existing residential dwelling and other structures, and construct a new 158,760 s.f. industrial building, parking areas, and associated improvements. This Application includes a Schematic Site Plan, Zoning Aerial Exhibit, Existing Site Conditions Plan, and a Color Photograph Exhibit for reference.

Project Site Details:

- The Project Site includes two parcels consisting of approximately 12.30 acres and are identified as York County Tax Parcel ID Nos.: 36-000-LI-0001.K0-00000 and 36-000-LI-0061.A0-00000.
- The Project Site has frontage along Church Road which is maintained by Manchester Township.
- Parcel 61.A is currently improved with a single-family dwelling. Parcel 1.K is vacant land and maintained in meadow/wooded condition.
- The proposed improvements for the Project will include a new 158,760 s.f. industrial building, bituminous parking areas, access drives, truck loading docks, landscaping, public utility connections, site lighting, and stormwater management facilities, as required by Township Ordinances.
- The Project Site is located in the I – Industrial Zoning District. The proposed use of “Wholesale, Warehousing and Distribution” is a permitted use in this zoning district.
- A portion of the Project Site is impacted by a FEMA designated 100-year floodplain which is limited to the western portion of the Site along Church Road.
- The Site is served by an existing public water supply provided by the York Water Company and an existing public sanitary sewage disposal system provided by Manchester Township.
- Vehicular access will be provided through one (1) new access drive onto Church Road. Truck and passenger vehicle traffic will be separated internally to avoid vehicular conflicts during normal operation.

Special Exception:

To construct a new industrial building and associated needed parking safely and to be harmonious with surrounding properties already constructed, certain relief in the form of a Special Exception is required.

Based upon the identified user of the Site, the amount of parking required for an industrial warehouse building by the Manchester Township Zoning Ordinance appear to be overly conservative. The following Special Exception of the Manchester Township's zoning requirements is respectfully requested.

§27-1502.C – Industrial, wholesale and warehousing establishments must provide a minimum of one (1) parking space for each employee on the two (2) largest shifts but not less than one (1) parking space per each 1,000 square feet of gross floor area, whichever is greater. However, § 27-1502.G allows for the reduction of the number of paved off-street parking facilities through the approval of a Special Exception where the applicant can justify a reduction and still provide adequate parking facilities to serve the proposed use(s) of the building and show reserved area for expansion of the paved parking for future uses.

The Special Exception request is to reduce the required number of parking spaces from 1 parking space per 1,000 s.f. of gross floor area (159 spaces) to 1 parking space per 1,500 s.f. of gross floor areas (106 spaces).

- a) The Special Exception, if granted, would be in harmony with the character of the neighborhood because:
 - o The Site is located within an existing Industrial Parking which had planned for multiple industrial uses and the reduction of parking would impact the subject property only. The reduction, if granted, would reduce the amount of earth disturbance, tree clearing, earth moving, impervious area, and required stormwater management facilities.
- b) The Special Exception, if granted, would not be detrimental to the properties or person in the neighborhood because:
 - o The parking reduction would impact the subject property only. The user of the Project Site does not require the amount of parking as required by the Township Zoning Ordinance due to advancement in technologies and increase in the ability for remote work.
- c) If the Special Exception is granted, show how the Provisions of Section 27-1502.C of the Zoning will be met:
 - o An area previously proposed for the required number parking spaces will be reserved for construction of additional parking spaces if determined to be needed in the future.

General Standards of a Special Exception (§27-1204.1):

- A. The location of the Site and the proposed use of a Warehouse with appropriate parking facilities is in harmony with the orderly and appropriate development of the Industrial (I) zoning district.
- B. The nature and intensity of the operations in the proposed Warehouse with appropriate parking facilities are in harmony with the orderly and appropriate development of the Industrial (I) zoning district.



- C. The grant of the requested Special Exception will not materially increase traffic congestion in the roads and highways, nor cause nor encourage commercial or industrial traffic to use residential streets.
- D. The applicant meets all general requirements as defined below. No Specific Requirements for the subject Special Exception request are provided in the Manchester Township Zoning Ordinance.

General Criteria for Special Exceptions (§27-1204.2):

- A. The proposed requested parking reduction of the proposed Industrial use will not be detrimental to the health, safety or welfare of the neighborhood. The surrounding neighboring uses are industrial in nature.
- B. The Project will not injure or detract from the use or enjoyment or character of adjoining or nearby properties or cause land deterioration or potentially decrease of value of surrounding properties.
- C. The proposed parking reduction will not substantially change the character of the subject property's neighborhood and shall meet other requirements of the Industrial (I) zoning district.
- D. The Site is served by adequate public facilities which will not be impacted by the requested parking reduction. The public facilities were reviewed and approved through a concurrent Land Development Plan review process for the subject Project.
- E. A portion of the Site is located within the Manchester Township's Floodplain District. The location of the FEMA designated 100-year floodplain has been shown and labeled on the provided Schematic Site Plan. Improvements within the floodplain are limited to minimal roadway widening and the installation of a buried sanitary sewer lateral. The proposed parking areas and proposed improvements have been designed to be in conformance with Manchester Township's ordinance requirements and will not negatively impact the existing floodplain.
- F. The Project's requested parking reduction and proposed improvements will not impair the integrity of the Township's Comprehensive Plan.
- G. The proposed parking reduction is not incompatible with the existing traffic conditions and adjacent uses.
- H. The use of the Site complies with the requirements of other public agencies having jurisdiction and the Land Development Plan application prepared for the Project has been Conditionally Approved by the Manchester Township Board of Supervisors after review by applicable reviewing agencies.
- I. The operation of the proposed use and requested parking reduction will not be more objectionable to nearby properties by reason of noise, odor, fumes, vibration, glare, smoke or other potential nuisance or safety hazard than would be the operation of the parking area constructed to the Township's minimum parking space standards.

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

RECEIVED

JUN 06 2024

FOR OFFICE USE ONLY

Application # 2024-13
Date of Hearing 7.3.24
Time of Hearing 6pm

CONTINUED HEARING

Date of Hearing _____
Time of Hearing _____

~~APPLICATION FOR ZONING HEARING~~

- Applicant's Name Jackie Zirkle + Jordan Zirkle
Address: 702 Sinking Springs Lane, York PA 17404
Phone Number 717-424-1525
- Property Owner's Name: Jackie Zirkle + Jordan Zirkle
Address: 702 Sinking Springs Lane, York PA, 1704
- Property Location 702 Sinking Springs Lane
- Zoning District RL Residential Low UPI # 36-LH-87A

The undersigned hereby makes application for a **VARIANCE / SPECIAL EXCEPTION / APPEAL** under all applicable ordinances of Manchester Township, and hereby certifies, under penalties of perjury, that all facts set forth herein and in the plans submitted herewith are true and correct.

Nothing in this application shall relieve the owners, or his agent, the developer or applicant or any other persons in possession or control of the building, land, or any part thereof from obtaining such other permits or licenses or approvals as may be prescribed by law for the uses or purposes for which the land or building is designed or intended; nor from complying with any lawful order issued with the object of maintaining the building or land in a safe or lawful condition.

Two (2) completed applications with the required application fee must be submitted to Manchester Township prior to the filing deadline.

[Signature]

Signature of Applicant / Authorized Representative

Date 6-11-24

OFFICE USE ONLY BELOW THIS LINE

Date Application Received	<u>6-6-24</u>	Property Posted	_____
Date Application Fee Received	<u>6-11-24</u>		
Certified to ZHB		Date	_____
Newspaper Advertisement of Hearing		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	_____
		Date	_____
		Date	_____

#3

5. Nature of SPECIAL EXCEPTION / VARIANCE / INTERPRETATION requested and SECTION NUMBER: _____

§ 27-1102.5

Maximum fence height in a front yard is 3'

6. Description of Proposed Work and Use: Install a 6' privacy fence in the front yard, on a corner lot

7. Existing Use of Land / Buildings: Residential

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 _____ b. Proposed _____

10. Water System: (check a, b or c)
a Public _____ Company Name _____
 b On-Site Well _____ c Other (Specify _____)

11. Sewage System: (check a, b or c)
 a Public _____ c. Other _____
b On-Site _____ Penn DEP Approved # _____

12. Please note that a land development plan must be filed or a building permit must be acquired within (six) 6 months of the date of the written decision of the board or the action is null and void.

13. Please attach a complete list of property owners within 300 feet. (Please include homeowners' names, address, tax map and parcel number.)

14. Please attach a detailed site plan. (Include a complete plan showing all existing and proposed buildings, driveways, etc. with setback distances and dimensions. Note all property widths and depths (in feet) along appropriate property lines. Note all street name(s) and their locations. Note the compass directions. Note the names of the adjoining property owners.

The application is not considered complete without items 13 & 14.

FOR SPECIAL EXCEPTION APPLICATIONS ONLY (must answer all questions) (additional sheets may be used)

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

a) Would be in harmony with the character of the neighborhood because: (How will what I want to do fit in my neighborhood)

We would like to get a 6^{ft} fence for Privacy and for our dog. Our dog would jump a 3^{ft} fence. Our neighbor has a 6^{ft} fence so they would match.

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

it is within our ~~house~~ Property. It does not obstruct the vision triangle. The fence is 144^{ft} away from the Stop Sign.

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?)

- 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)

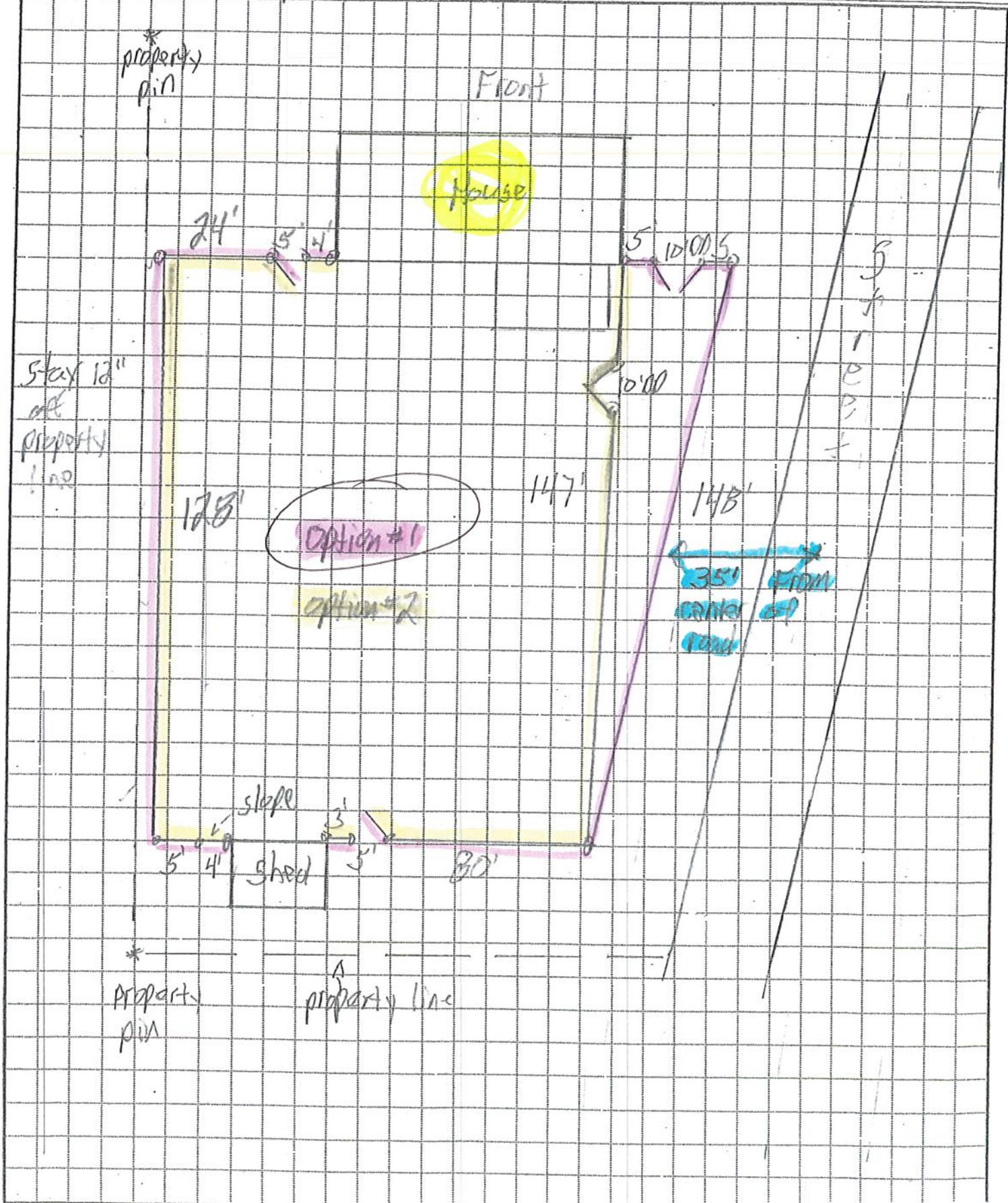
Lee Fence and Outdoor

152 South Summer Street
York, PA 17404
717-801-4100

JOB

Jackie Zirkle
702 Sinking Springs Ln
York PA 17404
717-424-1525

cross st: Finkles Dr = Lehrs Dr



MANCHESTER TOWNSHIP
 3200 Farmtrail Road
 York, PA 17406-5699

FOR OFFICE USE ONLY	
Application #	<u>2024-14</u>
Date of Hearing	<u>July 3</u>
Time of Hearing	<u>6:00pm</u>
CONTINUED HEARING	
Date of Hearing	_____
Time of Hearing	_____

APPLICATION FOR ZONING HEARING

1. Applicant's Name PA LANDSCAPE GROUP INC. / BRENDAN M. HOOVER
 Address: 920 LIMEKILN RD. NEW CUMBERLAND PA 17070
 Phone Number (717) 554-3521

2. Property Owner's Name: COLIN W. & NICOLE E. BRANDT
 Address: 3260 WENTWORTH Way YORK PA 17406

3. Property Location 3260 WENTWORTH Way YORK PA 17406

4. Zoning District RES. LOW DENSITY RL UPI# 25209493

The undersigned hereby makes application for a VARIANCE / SPECIAL EXCEPTION / APPEAL under all applicable ordinances of Manchester Township, and hereby certifies, under penalties of perjury, that all facts set forth herein and in the plans submitted herewith are true and correct.

Nothing in this application shall relieve the owners, or his agent, the developer or applicant or any other persons in possession or control of the building, land, or any part thereof from obtaining such other permits or licenses or approvals as may be prescribed by law for the uses or purposes for which the land or building is designed or intended; nor from complying with any lawful order issued with the object of maintaining the building or land in a safe or lawful condition.

Two (2) completed applications with the required application fee must be submitted to Manchester Township prior to the filing deadline.

[Signature]
 Signature of Applicant / Authorized Representative
 Date 6/12/24

OFFICE USE ONLY BELOW THIS LINE

Date Application Received	<u>6/12/2024</u>	Property Posted	_____
Date Application Fee Received	<u>6/12/2024</u>		
Certified to ZHB	_____	Date	_____
Newspaper Advertisement of Hearing	_____	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	_____

#4

5. Nature of SPECIAL EXCEPTION VARIANCE / INTERPRETATION requested and SECTION NUMBER: _____

SECTION 27-1102 (2) REQUESTING 3' INSTEAD OF 10' SETBACK OFF REAR PROPERTY LINE

6. Description of Proposed Work and Use: _____

POOL CABANA STRUCTURE AT POOL FOR PRIVACY & SCREENING

7. Existing Use of Land / Buildings: RESIDENTIAL

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

- a Height of Building / Structures _____ Feet 11' 3" Stories 1
- b Type of Construction STICK BUILT
- c Number of Families / Dwelling Units NA
- d Habitable Floor Area for Each Dwelling Unit NA
- e If Mobile Home, Title Holder's Name / Address NA

9. Off Street Parking Spaces:

- a Required NA
- b. Proposed _____

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

- a Public NA Company Name _____
- b On-Site Well _____
- c Other (Specify _____)

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

- a Public NA 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 REQUESTED CABANA STRUCTURE WILL HELP TO PROVIDE SCREENING OF VIEW INTO POOL AREA FROM SURROUNDING PROPERTIES, PROVIDING INCREASED PRIVACY FOR NEIGHBORS. THE FINISHES ON CABANA WILL BE SIMILAR TO EXISTING DECK TO TIE IN TO EXISTING HOUSE.

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

THE CABANA WOULD SCREEN NEIGHBORS VIEW OF POOL AREA. THE NEIGHBORS AT REAR OF PROPERTY ARE 100'+ AWAY FROM PROPOSED STRUCTURE.

c) If the special exception is granted, show how the provisions of Section 27-1102 of the Zoning Ordinance will be met. (Please attach a separate sheet of paper as needed.)

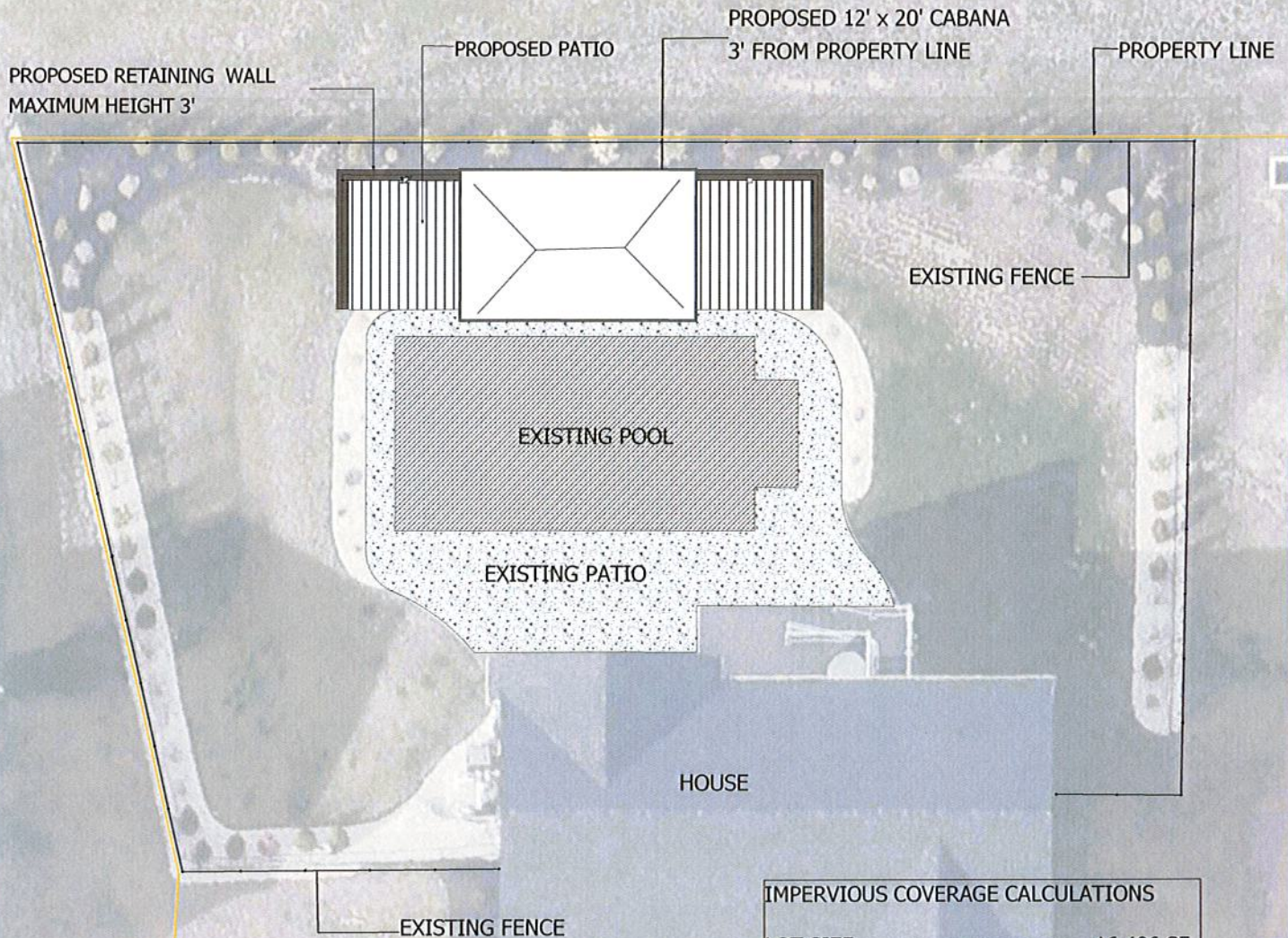
SEE INCLUDED DRAWING FOR LOCATION OF CABANA WITH REQUESTED SPECIAL EXCEPTION OF 3' SETBACK FROM REAR PROPERTY LINE.

3260 WENTWORTH WAY

Owner: Colin and Nikki Brandt
 Address: 3260 Wentworth Way
 City: York State: PA Zip: 17406
 Phone: 717-676-9600

Date: 6/11/2024

Designer: Brendan M. Hoover
 Address: 920 Limekiln Road
 City: New Cumberland State: PA Zip: 17070
 Phone: 717-774-2025
 Email: Brendan@palandscapegroup.com



IMPERVIOUS COVERAGE CALCULATIONS	
LOT SIZE -----	16,406 SF
EXISTING IMPERVIOUS -----	5,659 SF
PROPOSED IMPERVIOUS	
CABANA -----	240 SF
PATIO/WALL -----	288 SF
TOTAL EXISTING & PROPOSED ----	6,187 SF
IMPERVIOUS % -----	37.8%









X
 Show search results for 3260 ...

