



Manchester Township Zoning Hearing Board

AGENDA

February 5, 2025 at 6:00 PM

CALL TO ORDER

PLEDGE TO THE FLAG

REORGANIZATION

NEW BUSINESS:

- **ZHB 2025-01** – Hugh Simpson, variance from §27-1408, Attachment 9, to permit a 55 square foot residential freestanding sign where the permitted maximum sign size is 32 square feet at 2230 Susquehanna Trail, PIDN 36-000-07-0063.00-00000, located in the Residential High (RH) District.
- **ZHB 2025-02** – Penn Avenue Partners, LLC requests a variance from §27-409.2 to permit reduced minimum lot area, minimum lot width, minimum lot depth, front yard setbacks, and rear yard setbacks for a proposed residential development at 1201 Pennsylvania Avenue, PIDN 36-000-JH-0070.C0-00000, located in the Residential Low (RL) District.

REPORTS

- 2024 Zoning Hearing Board Annual Report

ADJOURN



Manchester Township Zoning Hearing Board Variance Application Briefing

Application Number:	2025-01	ZHB Hearing Date:	February 5, 2025
Applicant(s):	Hugh Simpson	Tax Map Parcel:	07-63
Property Owner(s):	Susquehanna Trail Apts LLC	Lot Size:	19 Acres
Property Location:	2230 N. Susquehanna Trail	Zoning:	Residential High

Project Narrative:

The applicant is requesting a variance from §27-1408, Attachment 9, to permit a 55 square foot residential freestanding sign where the maximum permitted size is 32 square feet. The purpose of this sign is to identify the apartment complex and label its associated addresses. Properly identified and addressed properties assist emergency responders find the appropriate location to respond to. Additionally, being on a heavily traveled road, having an appropriately identified complex will assist visitors finding the complex and hopefully not create additional traffic congestion on the Susquehanna Trail. Chapter 4, Part 1 of the Manchester Township Code of Ordinances specifically outlines requirements for addressing buildings. Section 4-101 requires addressing at each entrance and Section 4-105 specifies the minimum requirements for addressing.

Property Characteristics:

1. The subject property received land development approval, RVW# 2022-06, for seven apartment buildings. Four of the buildings consist of three stories and three of the buildings consist of four stories for a total of 240 units. There is one main access to the property and an emergency access to be constructed.
2. The applicant has provided photos of signs near the subject property on Susquehanna Trail that are larger than the proposed sign. The photos are attached hereto.
3. Adjacent properties:

	Use	Zoning
North	Office and residential	RH
South	Office and residential	RM and O
West	Commercial	E. Man. Twp.
East	Agriculture	O and C

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 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 Zoning Hearing Board Members.

MANCHESTER TOWNSHIP
 3200 Farmtrail Road
 York, PA 17406-5699

FOR OFFICE USE ONLY		
Application #	2025-01	
Date of Hearing	2/5/25	
Time	of	Hearing

APPLICATION FOR ZONING HEARING CONTINUED HEARING

Date of Hearing _____

1. Applicant's Name	hugh Simpson		
Address:	2230 Susquehanna Trail	Time	of Hearing
E-mail Address:	Phone Number:	hjt574@comcast.net	

717.329.2579


2. Property Owner's Name:	Susquehanna Trail Apartments, LLC		
Address:	2230 Susquehanna Trail		

3. Property Location

4. Zoning District UPI # Zoning is R-H Residential High
 PIDN is: 36-000-07006300-00000 / 2230 Susquehanna Trail

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
	1/8/25

OFFICE USE ONLY BELOW THIS LINE

Date Application Received	1/13/25	Property Posted	
Date Application Fee Received			
notice mailed 1/17/25			
Certified to ZHB	Date		
Newspaper Advertisement of Hearing	Date	Date	1/22 & 1/29
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		

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

NUMBER:

§ 27 Attachment 9, P-813 Freestanding residential sign,
 The maximum permitted sign size is 32 SF. We are proposing
 sign face is 32 SF. The supporting structure (landmark,
 including address section) including sign face is 55 S.F.

6. Description of Proposed Work and Use:

Install Freestanding residential sign
 to identify the Susquehanna Trail Apartment Complex.
 The sign face of sign is 32 SF. The total sign including
 address section is 55 SF.

7. Existing Use of Land / Buildings:

8. Number of Proposed Buildings / Structures: And:

N/A

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:

N/A

a Required b Proposed

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

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

York Water

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

It is necessary to have a visible (larger) sign to permit EMS to easily locate the complex and to not impede traffic flow when residents and/or visitors enter the complex.

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?)

The Susquehanna Trail Apartments were permitted by land development, as such, identification of the complex is required

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?)

Signage is required pursuant to Chapter 4 of the Manchester Twp. Code of Ordinances. To comply w/ the addressing requirements of Chapter 4, a larger sign to show address of the buildings @ the entrance is needed

17. For an APPEAL of a decision(s) of the township's zoning officer or of an enforcement action of the township:

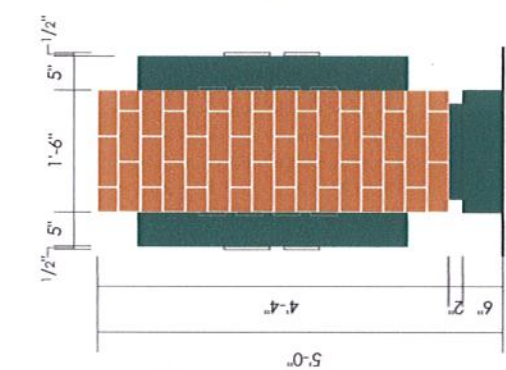
a. The applicant is hereby appealing: (may use additional sheets if necessary)

The following decision of the zoning officer :

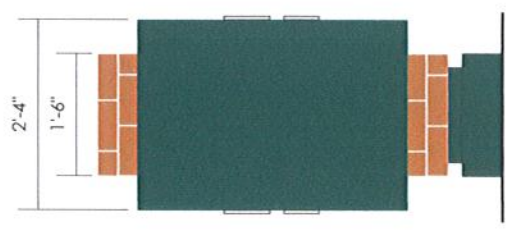
The following enforcement action of the township:

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)

Proposed sign



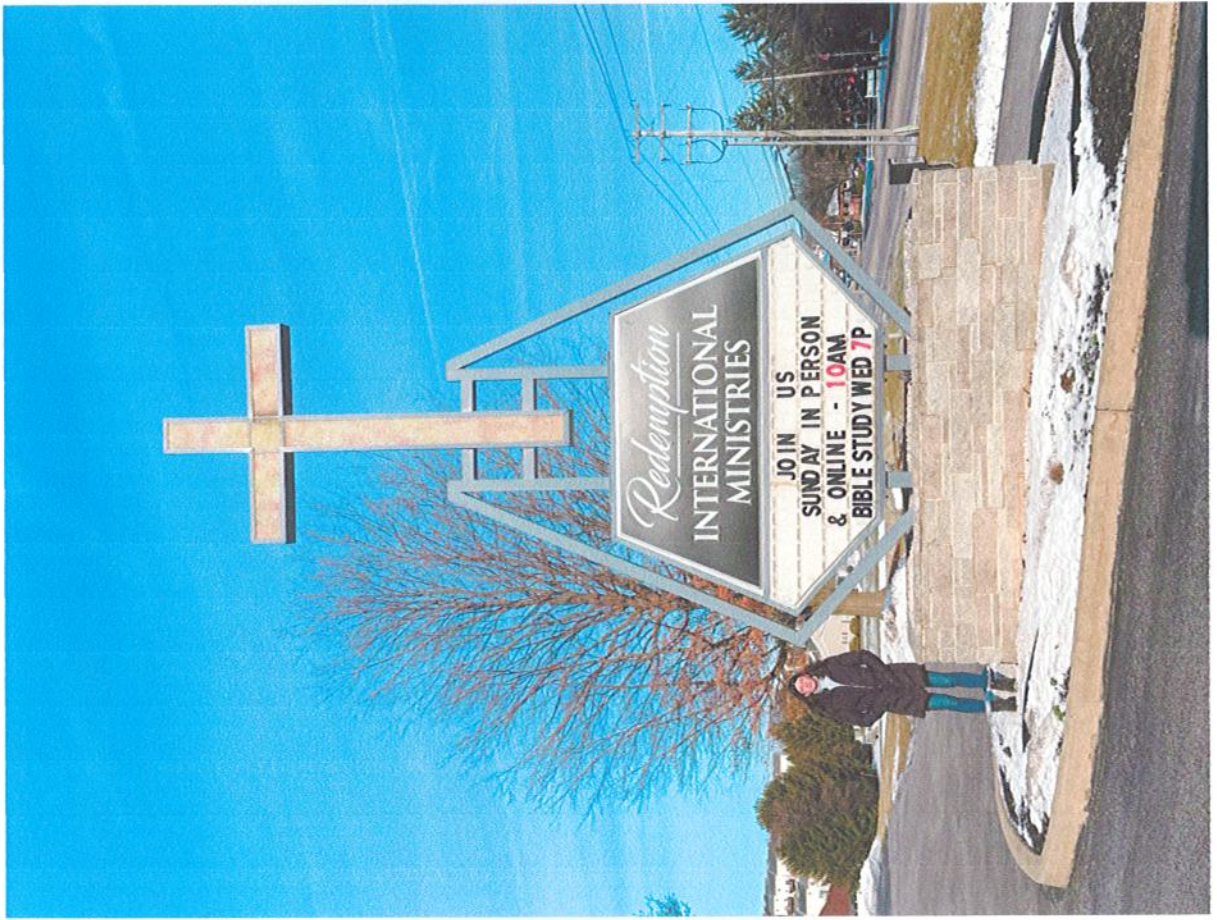
2 Side View 1
Scale: 1/2" = 1'-0"



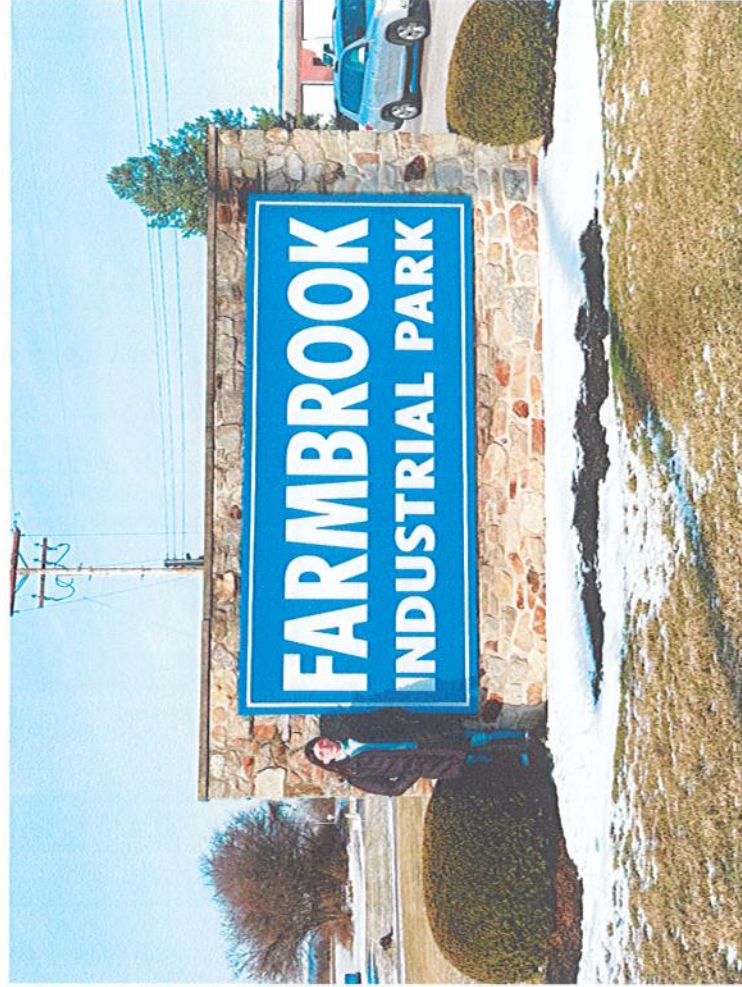
3 Side View 2
Scale: 1/2" = 1'-0"

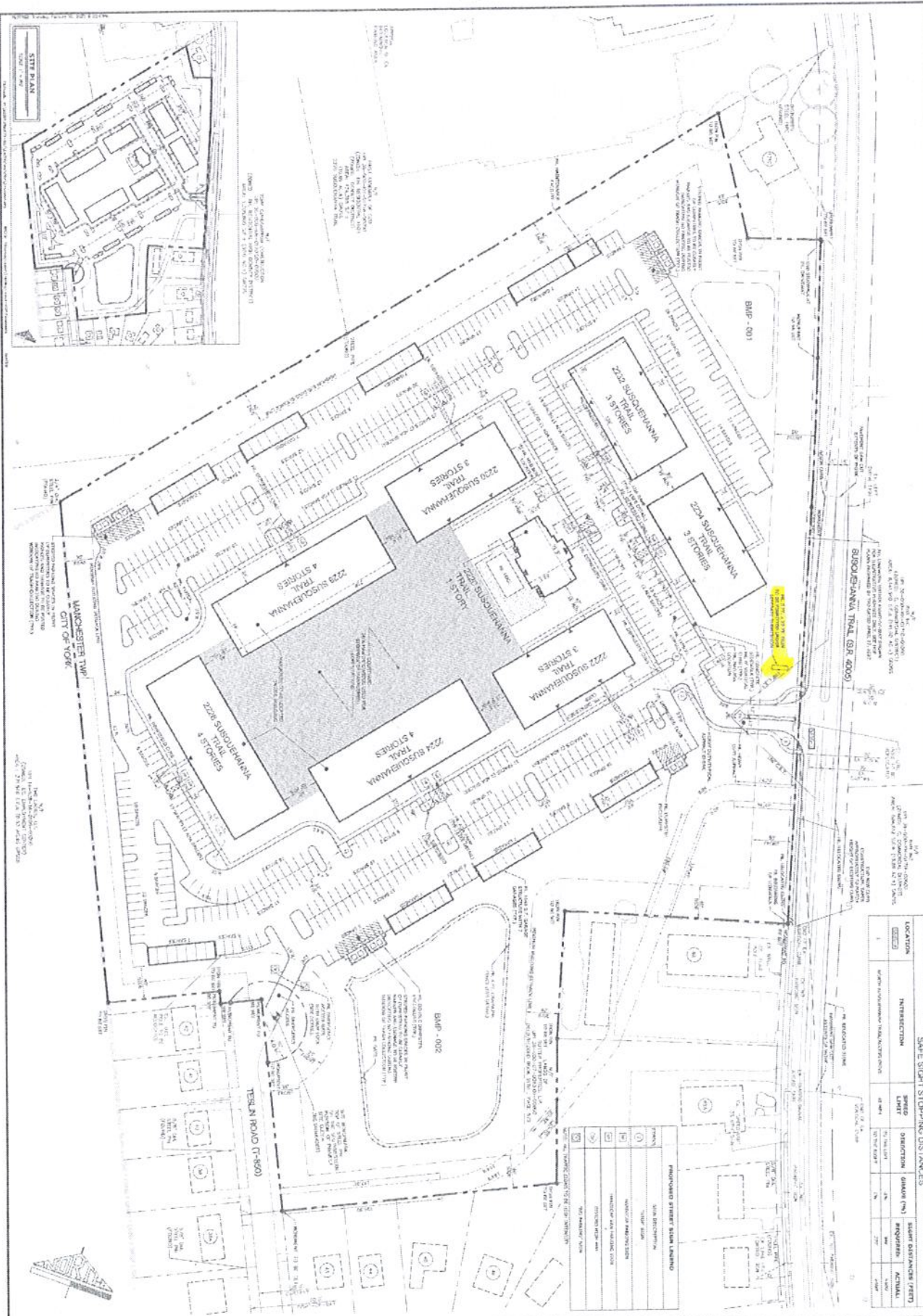
1 Monument Front View
Scale: 1/2" = 1'-0"

nearby examples of non-conforming signs



nearby examples of non-conforming signs





MANCHESTER TWP
CITY OF YORK

SAFE SIGHT STOPPING DISTANCES

LOCATION	INTERSECTION	SEMI LIGHT	ORIENTATION	GRADE (%)	TRUCKS	TRUCKS	TRUCKS	TRUCKS

PROPOSED STREET SIGN LISTING

NO.	TYPE	TEXT	LOCATION
1	STREET	SUSQUEHANNA TRAIL	AT 22ND STREET
2	STREET	22ND STREET	AT SUSQUEHANNA TRAIL
3	STREET	21ST STREET	AT SUSQUEHANNA TRAIL
4	STREET	20TH STREET	AT SUSQUEHANNA TRAIL
5	STREET	19TH STREET	AT SUSQUEHANNA TRAIL
6	STREET	18TH STREET	AT SUSQUEHANNA TRAIL
7	STREET	17TH STREET	AT SUSQUEHANNA TRAIL
8	STREET	16TH STREET	AT SUSQUEHANNA TRAIL
9	STREET	15TH STREET	AT SUSQUEHANNA TRAIL
10	STREET	14TH STREET	AT SUSQUEHANNA TRAIL
11	STREET	13TH STREET	AT SUSQUEHANNA TRAIL
12	STREET	12TH STREET	AT SUSQUEHANNA TRAIL
13	STREET	11TH STREET	AT SUSQUEHANNA TRAIL
14	STREET	10TH STREET	AT SUSQUEHANNA TRAIL
15	STREET	9TH STREET	AT SUSQUEHANNA TRAIL
16	STREET	8TH STREET	AT SUSQUEHANNA TRAIL
17	STREET	7TH STREET	AT SUSQUEHANNA TRAIL
18	STREET	6TH STREET	AT SUSQUEHANNA TRAIL
19	STREET	5TH STREET	AT SUSQUEHANNA TRAIL
20	STREET	4TH STREET	AT SUSQUEHANNA TRAIL
21	STREET	3RD STREET	AT SUSQUEHANNA TRAIL
22	STREET	2ND STREET	AT SUSQUEHANNA TRAIL
23	STREET	1ST STREET	AT SUSQUEHANNA TRAIL

<p>RGS ASSOCIATES</p>	<p>Land Planning Landscape Architecture Civil Engineering</p>	<p>PROJECT SUSQUEHANNA TRAIL APARTMENTS</p>	<p>CLIENT SUSQUEHANNA TRAIL APARTMENTS, LLC 1500 BICKETA PARKS LANCASTER, PA 17603</p>	<p>DESIGNER RGS ASSOCIATES</p>	<p>SCALE AS SHOWN</p>	<p>DATE 10/15/2014</p>
	<p>PRELIMINARY/FINAL LAND DEVELOPMENT PLAN</p>	<p>MANCHESTER TOWNSHIP CITY OF YORK</p>	<p>DATE 10/15/2014</p>	<p>SCALE AS SHOWN</p>	<p>DATE 10/15/2014</p>	<p>DATE 10/15/2014</p>



Manchester Township Zoning Hearing Board Variance Application Briefing

Application Number:	2025-02	ZHB Hearing Date:	February 5, 2025
Applicant(s):	Penn Avenue Partners, LLC	Tax Map Parcel:	JH-70C
Property Owner(s):	Penn Avenue Partners, LLC	Lot Size:	52.7 acres
Property Location:	1201 Pennsylvania Avenue	Zoning:	Residential Low

Project Narrative:

The applicant is requesting a variance from the following:

1. §27-409.2.B(1) requesting a minimum lot area of 7,500 square feet where the minimum permitted is 12,500 square feet.
2. §27-409.2.B(2) requesting a minimum lot width of 75 feet where the minimum permitted is 80 feet.
3. §27-409.2.B(3) requesting a minimum lot depth of 100 feet where the minimum permitted is 125 feet.
4. §27-409.2.C(1) requesting a minimum front yard setback of 25 feet where the minimum permitted is 30 feet.
5. §27-409.2.C(3) requesting a minimum rear yard setback of 20 feet where the minimum permitted is 30 feet.

The applicant is proposing to construct a 100-unit residential development which is a use permitted by right in the Residential Low District. The property would be served by public water and public sewer, flowing to the York treatment plan. The applicant has provided a sketch of the proposed development attached hereto.

Property Characteristics:

1. The subject property is currently undeveloped. The portion of the property directly facing Pennsylvania Avenue contains a 300' wide Met-Ed easement which is improved with overhead power lines.
2. In 2021, the property received subdivision approval for a two-lot subdivision, RVW #2021-13.
3. This property is currently in litigation to resolve a rezoning from Residential Low to Industrial. The rezoning was overturned, and the property is currently zoned Residential Low. The Court of Common Pleas has upheld this decision.
4. Adjacent properties:

	Use	Zoning
North	Commercial & Residential	C and RL
South	Utility	RL
West	Residential	York City
East	Cemetery	RL

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 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 Zoning Hearing Board Members.

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

FOR OFFICE USE ONLY	
Application #	<u>2025-02</u>
Date of Hearing	<u>2/5/25</u>
Time of Hearing	_____
CONTINUED HEARING	
Date of Hearing	_____
Time of Hearing	_____

APPLICATION FOR ZONING HEARING

- Applicant's Name** Penn Avenue Partners, LLC
Address: 2950 Lewisberry Road, York, PA 17404
Email Address: Joe@inchandco.com **Phone Number** (717) 507-2753
- Property Owner's Name:** Penn Avenue Partners, LLC
Address: 2950 Lewisberry Road, York, PA 17404
- Property Location** 1201 Pennsylvania Avenue
- Zoning District** Residential Low Density District **UPI #** 36-000-JH-0070.C0-00000

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.

Joe Einhorn

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 1/8/25

OFFICE USE ONLY BELOW THIS LINE

Date Application Received <u>1/15/25</u>	Property Posted _____
Date Application Fee Received <u>1/15/25</u>	
Certified to ZHB	Date _____
Newspaper Advertisement of Hearing	Date <u>1/22/25</u> Date <u>1/29/25</u>
Notice Mailed to Twp. Supervisors & ZHB	Date _____
Notice Mailed to Applicant & Adjacent Property Owners	Date <u>1/18/25</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:** _____

- §27-409.2.B(1) – variance of 5,000 sf permitting a minimum lot area of 7,500 instead of 12,500 _____
- §27-409.2.B(2) – variance of 5’ permitting a minimum lot width of 75’ instead of 80’ _____
- §27-409.2.B(3) – variance of 25’ permitting a minimum lot depth of 100’ instead of 125’ _____
- §27-409.2.C(1) – variance of 5’ permitting a minimum front yard setback of 25’ instead of 30’ _____
- §27-409.2.C(3) – variance of 10’ permitting a minimum rear yard setback of 20’ instead of 30’ _____

6. **Description of Proposed Work and Use:** _____

100-Unit residential development _____

7. **Existing Use of Land / Buildings:** _____

Vacant/wooded _____

8. **Number of Proposed Buildings / Structures:** 100 **And:** _____

- a **Height of Building / Structures** _____ **Feet** _____ **Stories** _____
- b **Type of Construction** _____
- c **Number of Families / Dwelling Units** 100 _____
- 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** York Water Co. _____
- 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)

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?)

As the Applicant is seeking de minimis and dimensional (as opposed to a use) variances, the Applicant does not need to show that the strict application of the ordinance would result in making the property "practically valueless," as may be the case for a use variance. Rather, the standard is that of a rule of reason when considering a dimensional variance by permitting a "slight relaxation, or less stringent application of the variance criteria." In this case the proposed reductions in lot size, lot width and depth, and setbacks is necessitated by size, shape, and topographical issues unique to the property.

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?)

The Property is within the RL Zoning District in which the proposed residential development is permitted by right. Therefore, the Applicant's proposal would not alter the essential character of the neighborhood or impair the use of adjacent properties. In fact, the requested variances will enable the use of the property for a residential development, which would be consistent with the residential dwellings which adjoin the property on the other side of Pennsylvania Avenue.

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?)

The requested dimensional variances represent minimum variances that will afford relief to provide for a reasonable use of the property consistent with the zoning district in which it is located.



ZONING DATA: RESIDENTIAL, LOW DENSITY
 ZONING CATEGORY: RESIDENTIAL, LOW DENSITY
 PROPOSED USE: SINGLE FAMILY DETACHED DWELLINGS
 MIN. LOT WIDTH: 50 FT. (AS SHOWN, UNADJUSTED)
 MIN. LOT DEPTH: 50 FT. (AS SHOWN, UNADJUSTED)
 MIN. BUILDING SETBACK: FRONT - 20 FT. (AS SHOWN, UNADJUSTED)
 REAR - 20 FT. (AS SHOWN, UNADJUSTED)
 SIDE - 20 FT. (AS SHOWN, UNADJUSTED)
 PARKING PROVIDED: 2 SPACES PER UNIT PLUS APPROXIMATELY 6% OF LAND COMMUNITY GREENS

ZONING EXHIBIT PLAN
 PENN AVE. RESIDENTIAL
 FOR
 PENN AVENUE PARTNERS, LLC
 MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA

**MANCHESTER TOWNSHIP ZONING HEARING BOARD
RECAP OF ACTIONS
2024**

CASE #	MONTH	APPLICANT	LOCATION	ZN	TYPE	SPECIFICS	RULING
2024-01	January	Anthony R. Holbert	580 Sandstone Ln.	RL	SE	Construct a 54" high fence in the front yard, on a corner lot.	Approved
2024-02	February	Shoe Fly York	1500 N. George St.	C	VAR	Add an additional attached business sign that exceeds the maximum square footage. Re-do two existing wall signs, reducing their square footage but still exceeding the maximum square footage permitted.	Approved
2024-03	February	Laura & Steve Scullen	5 Martingale Dr.	RL	SE	Construct a 6' high fence in the front yard, on a corner lot.	Approved
2024-04	February	Sovereign National LP	5 Bentzel Mill Rd.	OS/A	VAR	Reduced setbacks for three existing accessory agricultural buildings.	Approved
2024-05	February	Sovereign National LP	5 Bentzel Mill Rd.	OS/A	SE	Private guest house as a use not provided for.	Approved
2024-06	March	Christopher & Casey Albright	2890 Dewberry Rd.	RL	SE	Construct a 54" high fence in the front yard, on a corner lot.	Approved
2024-07	April	John Hedges	812 Olivia Ct.	RL	SE	Construct a 54" high fence in the front yard, on a corner lot.	Approved
2024-08	April	Garbon Inc. DBA Jims Auto Repair	110 E 11 th St.	C	VAR	Increase maximum sign height and increased sign size.	Approved
2024-09	July	Harrisburg LIV Bacon LLC	80 W. 11 th Ave	C	VAR	To add an off-site business sign to an existing business sign with the on-site sign remaining.	Approved
2024-10	July	Trone Advertising	3620 N. George St.	I	SE	To permit a CEVMS sign.	Approved
2024-11	July	Tracked Lifts, LLC	3445 Board Rd.	I	SE	Construct a 6' fence in the front yard on a corner lot.	Approved

MANCHESTER TOWNSHIP ZONING HEARING BOARD
RECAP OF ACTIONS
2024

2024-12	July	Scannel Properties #691, LLC	85 Church Rd.	I	SE	Reduce the number of required parking spaces.	Approved
2024-13	July	Jackie Zirkle	702 Sinking Springs Ln.	RL	SE	Construct a 6' high fence in the front yard, on a corner lot.	Approved
2024-14	July	PA Landscape Group	3260 Wentworth Way	RL	SE	Reduce rear yard setback requirement for an accessory structure.	Approved
2024-15	August	Stoner Graphix	3300 Board Rd.	I	SE	To permit a CEVMS sign.	Approved
2024-16	August	Ardent Mills, LLC	2800 Blackbridge Rd.	HI	VAR	To permit construction within the floodplain.	Approved
2024-17	Number skipped						
2024-18	October	GN York Susquehanna LLC	3245 N. Susquehanna Trail	I	VAR	Increase the number of permitted signs.	Approved
2024-19	December	Shane & Marja Stroman	795 Church Rd.	RM	APPEAL	Appeal Notice of Violation for home occupation.	NOV Overturned

THE TOWNSHIP OF MANCHESTER

YORK COUNTY



PENNSYLVANIA

MANCHESTER TOWNSHIP ZONING HEARING BOARD 2024 ANNUAL REPORT

MEETINGS

The Zoning Hearing Board held nine (9) meetings in 2024. No meetings were held in June, September, or November due to no applications being filed. An alternate, as a voting member, was not required to attend any hearings during the year.

SYNOPSIS

Eighteen (18) applications for hearings were received in 2024. One of which was an appeal to a Notice of Violation.

No decisions required the use of a “hearing officer” due to the absence of the other two officers.

The following is a breakdown of the applications by Zoning District.
Agriculture/Open Space = 1; Residential Low = 6; Residential Medium = 1; Residential High = 0; Office = 0; Commercial = 3; Industrial = 5; Heavy Industrial = 1; PRD = 0

REQUEST SUMMARY

Six (6) requests were special exceptions for taller fences in front yards on corner lots.

Two (2) requests were special exceptions related to signs.

Four (4) requests were variances related to signs.

One (1) request was a special exception to reduce the number of required parking spaces.

One (1) request was a variance to permit construction within the floodplain.

One (1) request was an appeal of a Notice of Violation for a home business.

One (1) request was to permit a private guest house.

Two (2) requests were related to setback reduction, one special exception and one variance.

DENIED/WITHDRAWN REQUESTS

No applications were denied or withdrawn.

ATTACHMENTS

Attached is the attendance log for 2024, and the recap of applications to the Manchester Township Zoning Hearing Board with a synopsis of the ruling of each case.

Respectfully submitted.

Rachel Vega for
Thomas Morley, Secretary

**MANCHESTER TOWNSHIP
ZONING HEARING BOARD ATTENDANCE**

Below is a recap of the attendance of members and staff at the nine (9) scheduled Zoning Hearing Board meetings held in 2024. No meetings were held in June, September, or November.

MEMBERS/ALTERNATES

ATTENDED/SCHEDULED

Craig Wisherd – Member/Chairperson	8/9
Thomas Morley – Member/ Secretary	9/9
Kristen Beecher - Member	9/9

SUPPORT STAFF

STENOGRAPHER

ATTENDED/SCHEDULED

Christine Myers	8/9
Alternate	1/9

SOLICITOR (ANSTINE & SPARLER)

John R (Jack) Elliott	9/9
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Township Staff

Rachel Vega – Zoning/Planning Officer	8/9
Lisa Fuess – Assistant Zoning Officer	4/9
End of employment 6/17/24	
Marita McVay – Assistant Zoning Officer	3/9