

NOTICE

The West Manchester Township Zoning Hearing Board will meet in-person on **Tuesday, August 23, 2022, at 7:00 p.m.** at the West Manchester Township Building located at 380 East Berlin Road, York, PA 17408 to hear the following applications:

CONTINUED ZHB 22-15 – Chesapeake Plumbing & Heating, Inc. – requests a special exception §150-290 to substitute one nonconforming use (auto parts store/warehouse) with another nonconforming use (Chesapeake Plumbing & Heating, Inc. office, warehouse/flex space); special exception §150-289.A to expand the existing nonconformity (commercial parking lot) in a residential zone; variance §150-289.A.2 to expand the existing nonconforming parking lot coverage from 35% to 50% by expanding the parking lot 11,542 sq. ft. increasing the overall lot coverage from 51% to 66% **located at 3108 West Market Street Unit 3142** (Tax Map: 20; Parcel: 0114) in the R-3 Residential Zone. *Continued to the August 23, 2022 public meeting at the request of the Applicant.*

ZHB 22-19 – Codorun Farms, Inc. – requests an interpretation §150-363.A Permits and §150-229.A Fences and in the alternative a variance of §150-363.A Permits and §150-229.A Fences to allow stone pillars as part of a fence and gate to exceed the maximum height of an agricultural/livestock fence **located at 3 Hokes Mill Road** (Tax Map: HH; Parcel: 0033) in the Rural Residential Zone and Agricultural Zone. *Continued to the August 23, 2022 public meeting at the request of the Applicant.*

ZHB 22-21 – Bradley W. Snyder – requests a special exception §150-289 to alter and expand an existing nonconformity (single family detached dwelling unit with detached garage) to construct a two-story addition on the dwelling (for a commercial business – art/tattoo studio on the first-floor w/ second story storage on the second-floor) and to construct an ADA accessible restroom on the detached garage **located at 4090 West Market Street** (Tax Map: 14; Parcel: 0052) in the Local Commercial Zone.

ZHB 22-22 – Target Corporation – requests a variance §150-283.B Permitted Permanent Sign Chart P-9D Attached Signs for Individual Uses within a shopping center; a variance §150-283.B Permitted Permanent Sign Chart P-5 for On-Site Directional Signs; and a variance §150-262 Schedule of Required Parking Spaces **located at 2251 York Crossing Drive** (Tax Map: JH; Parcel: 0056N0C0001) in the Regional Commercial Zone.

ZHB 22-23 – Shiloh Village, LLC – requests a special exception §150-290 to substitute a nonconforming use with another nonconforming use (fitness center in an existing nonconforming shopping center) **located at 2323 Carlisle Road** (Tax Map: 11; Parcel: 0049) in the Local Commercial Zone.

ZHB 22-24 – 3625 Mia Brae, LP c/o Glenn Rexroth – requests a variance §150-195.1 Multiple Permitted Uses to allow two proposed principal buildings and uses on one lot; variance §150-197 Off-Street Loading to allow a loading space to be on the side of a building that faces a public street **located at North Zarfoss Drive** (Tax Map: ig; Parcel: 0058B) in the I-3 General Industrial Zone.

All interested parties are invited to attend. Persons with disabilities may contact the Township office at (717)792-3505 to discuss how to best accommodate your needs.

Thank you.
Rachelle Sampere
Zoning Officer