

NOTICE

The West Manchester Township Zoning Hearing Board will meet on Tuesday, January 26, 2021 at 7:00 p.m. The Zoning Hearing Board will not be physically present at the West Manchester Township Building located at 380 East Berlin Road, York, PA 17408, but instead will conduct a virtual meeting utilizing authorized telecommunications devices. The format is authorized by Act 15 of 2020 as a result of the state of emergency in Pennsylvania regarding COVID-19 (Coronavirus). The Zoning Hearing Board, its Solicitor, the Zoning Officer and the Stenographer will meet electronically via “Zoom” with the applicants, their attorneys and witnesses. The meeting will be live-streamed for public viewing on the West Manchester Township Parks & Recreation Facebook page beginning at 7:00 p.m. At the beginning of the broadcast and on the notice posted at the entrance to the Township Building, a telephone number will be provided for interested parties to call in to ask questions or make a statement regarding each case. In addition, any questions concerning the applications may be emailed to rsampere@wmtwp.com or mailed to the attention of the Zoning Officer at the Township building address provided the questions are received no later than January 22, 2021. The Zoning Hearing Board will hear the following applications:

Reorganization

Extension Request for ZHB Case #19-18 3625 Mia Brae, LP request to extend the approval of the Variance for six (6) months beyond the original eighteen (18) months granted located at 400 North Zarfoss Drive (Tax Map: IG; Parcel: 0058B) in the I-3 General Industrial Zone.

ZHB Case #21-01 – 1014 N. 3rd Street, LLC c/o Paul Peffley requests a Special Exception §150-290 to substitute one nonconforming use (manufacturing/industrial) with another non-conforming use (various commercial); a Variance §150-86 to allow multiple uses in the building and a Variance §150-83 of the permitted uses to allow uses in the building not specifically permitted in the Local Commercial zone located at 300 South Richland Avenue (Tax Map: 17; Parcel: 0111) in the Local Commercial (LC) Zone.

ZHB Case #21-02 – 1014 N. 3rd Street, LLC c/o Paul Peffley requests a Special Exception §150-290 to substitute one nonconforming use (manufacturing/industrial) with another nonconforming use (various commercial); a Variance §150-86 to allow multiple uses in the building and a Variance §150-83 of the permitted uses to allow uses in the building not specifically permitted in the Local Commercial zone located at South Richland Avenue (Tax Map: 17; Parcel: 0185) in the Local Commercial (LC) Zone.

ZHB Case #21-03 – 1014 N. 3rd Street, LLC c/o Paul Peffley requests a Special Exception §150-290 to substitute one nonconforming use (manufacturing/industrial) with another nonconforming use (various commercial); a Variance of §150-12.1 to allow multiple uses in the building; a Variance of §150-69 of the permitted uses to allow uses in the building not specifically permitted in the R-5 Residential Zone located at South Richland Avenue & West College Avenue (Tax Map: 17; Parcel: 0110) in the R-5 Residential Zone.

ZHB Case #21-04 – Celebrity Cheer, LLC requests a Variance §150-188 to allow a commercial school (cheerleading and gymnastics instruction) located at 3564 Gillespie Drive (Tax Map: IG; Parcel: 052G) in the I-3 General Industrial Zone.

ZHB Case #21-05 – Trone Outdoor Advertising requests a Special Exception §150-189.A and §150-315 to construct a billboard; a Variance §150-315.C to reduce the required setback from the street right-of-way from 35’ to 1’; a Variance §150-315.F to allow a billboard to exceed the maximum 25’ height to the requested 32’ height located at N. 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 best to accommodate your needs.

Thank you.

\s/ Karla Farrell
Secretary