

NOTICE

The West Manchester Township Zoning Hearing Board will meet in-person on **Tuesday, May 26, 2026, at 7:00 p.m.** at the West Manchester Township Municipal Building located at 380 East Berlin Road, York, PA 17408 to hear the following applications:

ZHB 26-01 – Sprich Capital Investment, LLP c/o Andrew Sprich – requests a variance §150-289.A.1 to expand an existing nonconformity (Automobile Service and Repair) outside of the existing lot on which it is located (by removing property lines and combining 3 parcels through a future reverse subdivision); variance §150-289.A.2 to expand an existing nonconforming use by more than 25% of the area of those buildings devoted to the nonconforming use (convert a residential dwelling to an automobile sales office and convert 2 remaining storage buildings to involve automobile detailing); variance §150-289.A.8 expansion that results in the addition of a second nonconforming use on the property (proposed automobile sales); variance §150-58 to exceed 35% maximum lot coverage permitted in the R-3 Residential Zone; variance §150-283.B Sign Chart P-8D to attached 1 sign to the side of the existing Automobile Service and Repair Building in lieu of attaching it to the building frontage **located at the properties known as 1231 West Locust Street** (Tax Map: 17; Parcel: 0060) **and 1221 West Heiges Street** (Tax Map: 17; Parcel: 0061 and 0062) in the R-3 Residential Zone.

(CONTINUED) ZHB 26-04 – Forward Motion Chiropractic and Wellness, LLC c/o Dr. Daniel Eichner – request a special exception §150-290 and §150-302.D to substitute or replace a nonconforming use with another nonconforming use **located at 2415 West Market Street** (Tax Map: 05; Parcel: 0070) in the Local Commercial Zone. (Continued from the April 28, 2026 Zoning Hearing Board meeting.)

ZHB 26-05 Daniel Kell and Kuba Real Estate Investment, LLC - request a special exception §150-290 to substitute or replace a nonconformity (2nd principal use - small engine repair shop in a separate building from the existing single-family detached dwelling) with another nonconformity (2nd principal use – office with storage in a separate building from the existing single-family detached dwelling); and in the alternative a variance §150-86 Number of Uses to allow 2nd principal use (office with storage) to be located in a separate building from the existing single-family detached dwelling **located at 2220 Carlisle Road** (Tax Map: 10; Parcel: 0094) in the Local Commercial Zone.

ZHB 26-06 – TruBru York LLC and CWP West LLC – request a variance §150-289.B to expand a dimensional nonconformity to permit a 45 square foot sign to be attached to an existing dimensionally nonconforming pylon sign; variance §150-301.A.2 to permit the co-applicants 1 year from the date of the Zoning Hearing Board decision to obtain a permit **located at 1410 Kenneth Road** (Tax Map: 30; Parcel: 0025) in the Highway Commercial Zone.

All interested parties are invited to attend. Persons with disabilities may contact the Township office at (717)792-3505 at least five (5) business days prior to the public hearing to discuss how to best accommodate your needs.

Thank you.
Rachelle Sampere
Zoning Officer