

WEST MANHEIM TOWNSHIP
2412 BALTIMORE PIKE
HANOVER, PA 17331
OFFICE: 717.632.0320
FAX 717.632.2499

IN RE: Hearing VA #08-12-01-2021

APPLICANT:

Hutton St 17, LLC (Modwash) and Property
Owners Robert & Cheryl Hemler

WEST MANHEIM TOWNSHIP
ZONING HEARING BOARD
YORK COUNTY
PENNSYLVANIA

DECISION

WHEREAS, Hutton St 17, LLC (Modwash) and Property Owners Robert & Cheryl Hemler, 1725 & 1747 Baltimore Pike, Hanover, PA 17331 at a duly advertised public hearing of the Zoning Hearing Board of West Manheim Township, held on December 28, 2021, appeared in person or through a representative and offered evidence regarding the above-named zoning application and

WHEREAS the Board duly considered all the testimony and evidence presented at the aforesaid hearing:

Variances from the West Manheim Township Zoning Ordinance, Article VII Commercial/Industrial District, §270-40 area regulations, to allow an accessory structure with a front yard setback of 32.8 ft; Article XVII Specific Use Standards, §270-119 Automobile washing (car washes) to permit a front yard setback of 32.3 ft. and a rear yard setback of 39.6 ft. for a structure housing washing apparatuses; and Article XXII Buffering, §270-211(A – D) General Requirements for buffering (parking lots shall not encroach into a buffer yard).

NOW THEREFORE, the above application is **GRANTED with one condition on the Buffering to be in accordance with the submitted site plan that was provided.**

Any person aggrieved by this Decision of the Zoning Board or any taxpayer or the Board of Supervisors may, within thirty (30) days after such Decision of the Board, appeal to the Court of Common Pleas of York County by Petition duly verified, setting forth that such Decision is arbitrary, capricious, an abuse of discretion or otherwise not in accordance with law and specifying the grounds of which it relies.

IN WITNESS WHEREOF, I have hereunto set my hands on this 28th day of December 2021.



ZONING HEARING BOARD CHAIRMAN

THIS DECISION EXPIRES 12 MONTHS FROM DECEMBER 28, 2022.

CONDITIONS

Hearing #: VA #08-12-01-2021

Applicants: : **Hutton St 17, LLC (Modwash) and Property Owners Robert & Cheryl Hemler.**

Date: December 28, 2021

Variance from the West Manheim Township Zoning Ordinance, Article VII Commercial/Industrial District, §270-40 area regulations, to allow an accessory structure with a front yard setback of 32.8 ft; Article XVII Specific Use Standards, §270-119 Automobile washing (car washes) to permit a front yard setback of 32.3 ft. and a rear yard setback of 39.6 ft. for a structure housing washing apparatuses; and Article XXII Buffering, §270-211(A – D) General Requirements for buffering (parking lots shall not encroach into a buffer yard). The Applicant is seeking multiple variances to build a car wash on his property that will encroach into the front, side, and rear yard setbacks, and to vary from the buffer yard requirements.

1. Article VII Commercial/Industrial District, §270-40 area regulations, to allow an accessory structure with a front yard setback of 32.8 ft. **GRANTED**
2. Article XVII Specific Use Standards, §270-119 Automobile washing (car washes) to permit a front yard setback of 32.3 ft. and a rear yard setback of 39.6 ft. for a structure housing washing apparatuses. **GRANTED**
3. Article XXII Buffering, §270-211(A – D) General Requirements for buffering (parking lots shall not encroach into a buffer yard). **GRANTED in accordance with the submitted site plan that was provided.**

WEST MANHEIM TOWNSHIP
2412 BALTIMORE PIKE
HANOVER, PA 17331
OFFICE: 717.632.0320
FAX 717.632.2499

IN RE: Hearing SE #06-09-02-2021

APPLICANT:

James E. Horak &
Donald L. Yorlets, Partnership

WEST MANHEIM TOWNSHIP
ZONING HEARING BOARD
YORK COUNTY
PENNSYLVANIA

DECISION

WHEREAS, James E. Horak & Donald L. Yorlets, Partnership, 2901 Baltimore Pike, Hanover, PA 17331 at a duly advertised public hearing of the Zoning Hearing Board of West Manheim Township, held on October 26, 2021, appeared in person or through a representative and offered evidence regarding the above-named zoning application and

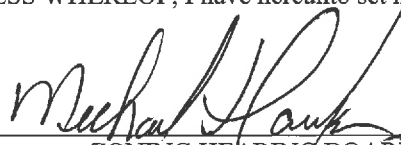
WHEREAS the Board duly considered all the testimony and evidence presented at the aforesaid hearing:

Special Exception from the West Manheim Township Zoning Ordinance, Part 1 General Provisions, Article 1 General and Legal Provisions, § 270-7 Uses not regulated. Applicant proposes to use the property located at 2901 Baltimore Pike to operate a business for sales and display of pre-manufactured sheds, gazebos, furniture, pavilions, etc.

NOW THEREFORE, the above application is GRANTED.

Any person aggrieved by this Decision of the Zoning Board or any taxpayer or the Board of Supervisors may, within thirty (30) days after such Decision of the Board, appeal to the Court of Common Pleas of York County by Petition duly verified, setting forth that such Decision is arbitrary, capricious, an abuse of discretion or otherwise not in accordance with law and specifying the grounds of which it relies.

IN WITNESS WHEREOF, I have hereunto set my hands on this 26th day of October 2021.



ZONING HEARING BOARD VICE CHAIRMAN

THIS DECISION EXPIRES 12 MONTHS FROM October 26, 2022.

WEST MANHEIM TOWNSHIP
2412 BALTIMORE PIKE
HANOVER, PA 17331
OFFICE: 717.632.0320
FAX 717.632.2499

IN RE: Hearing VA #07-09-20-2021

APPLICANT:

Robert Hemler, Jr.

WEST MANHEIM TOWNSHIP
ZONING HEARING BOARD
YORK COUNTY
PENNSYLVANIA

DECISION

WHEREAS, Robert Hemler, Jr., 1787 Baltimore Pike, Hanover, PA 17331 at a duly advertised public hearing of the Zoning Hearing Board of West Manheim Township, held on October 26, 2021, appeared in person or through a representative and offered evidence regarding the above-named zoning application and

WHEREAS the Board duly considered all the testimony and evidence presented at the aforesaid hearing:

Variance from the West Manheim Township Zoning Ordinance, Article VII, § 270-40 area regulations. The Applicant is seeking a variance to build an outbuilding on his property that will encroach 10 feet into the required 20-foot side setback.

NOW THEREFORE, the above application is GRANTED.

Any person aggrieved by this Decision of the Zoning Board or any taxpayer or the Board of Supervisors may, within thirty (30) days after such Decision of the Board, appeal to the Court of Common Pleas of York County by Petition duly verified, setting forth that such Decision is arbitrary, capricious, an abuse of discretion or otherwise not in accordance with law and specifying the grounds of which it relies.

IN WITNESS WHEREOF, I have hereunto set my hands on this 26th day of October 2021.



ZONING HEARING BOARD VICE CHAIRMAN

THIS DECISION EXPIRES 12 MONTHS FROM October 26, 2022.