

WEST MANHEIM TOWNSHIP
2412 BALTIMORE PIKE
HANOVER, PA 17331
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IN RE: Hearing VA #02-03-31-2022

APPLICANT:

John Davis/34 Professional Office, LP

WEST MANHEIM TOWNSHIP
ZONING HEARING BOARD
YORK COUNTY
PENNSYLVANIA

DECISION

WHEREAS, John Davis/34 Professional Office, LP, 1895 Baltimore Pike, Hanover, PA 17331 at a duly advertised public hearing of the Zoning Hearing Board of West Manheim Township, held on May 24, 2022, 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:

John Davis/34 Professional Office, LP – Applicants request a variance from the West Manheim Township Zoning Ordinance, Article XVII Specific Use Standards, §270-119 Automobile washing (car washes) to permit a front yard setback of 50 ft. for a structure housing a washing tunnel. The Applicant is seeking a variance to build a car wash on his property that will encroach into the front yard setback.

NOW THEREFORE, the above application is **GRANTED with one condition as attached.**

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 24th day of May 2022.



ZONING HEARING BOARD CHAIRMAN

THIS DECISION EXPIRES 12 MONTHS FROM MAY 24, 2022.

CONDITIONS

Hearing #: VA #02 - 03-31-2022

Applicant: **John Davis/34 Professional Office, LP**

Date: May 24, 2022

1. For a Variance request from the West Manheim Township Zoning Ordinance, Article XVII Specific Use Standards, §270-119 Automobile washing (car washes) to permit a front yard setback of 50 ft. for a structure housing a washing tunnel. Approval is contingent upon the following:
 - ❖ It must meet the requirements of §270-119 E. The applicant shall demonstrate compliance with §270-87 Operations and performance standards of this chapter.