

WEST MANHEIM TOWNSHIP
2412 BALTIMORE PIKE
HANOVER, PA 17331

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IN RE: Hearing VA #01-12-20-2023

APPLICANT:

Belmont Ridge Villas, LLC/Burkentine Builders

WEST MANHEIM TOWNSHIP
ZONING HEARING BOARD
YORK COUNTY
PENNSYLVANIA

DECISION

WHEREAS Belmont Ridge Villas, LLC/Burkentine Builders, 1454 Baltimore St., Hanover, PA 17331, at a duly advertised public hearing of the Zoning Board of West Manheim Township, held on January 23, 2024, 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:

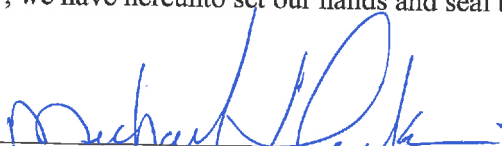
Variances from the West Manheim Township Zoning Ordinance, § 270-84(d)(3) Yard, setback, and lot regulations. Applicant seeks dimensional variances to construct 10'x12' decks on the rear of the homes to be constructed which would encroach the rear yard setback by five feet beyond that which is permitted by the Ordinance.

NOW THEREFORE, the above application for the site located at the application is **GRANTED**.

The Zoning Hearing Board **GRANTED** the Variance Requests with the following conditions for all nineteen (19) lots listed by address in the Legal Notice for Belmont Ridge Villas, LLC/Burkentine Builders: Decks no larger than 10'x12' that shall not be enclosed for future additional living space.

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, we have hereunto set our hands and seal this 23rd day of January, 2024.



ZONING HEARING BOARD CHAIRMAN

THIS DECISION EXPIRES 12 MONTHS FROM JANUARY 23, 2024.

Building and/or Zoning Permit(s) are required