

Manor Township Zoning Hearing Board Agenda
Location: 950 W. Fairway Drive, Lancaster, PA 17603

Wednesday, September 3, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the August 6, 2025 Meeting
4. New Business
 - a) Case #13-2025: Applicant: Blue Rock Regional Fire District, 26 E. Charlotte St., Millersville, PA 17551. The applicant is requesting a Special Exception to section 425-21.F.(b)(1). of the Manor Township Zoning Ordinance. The applicant is proposing to construct a new fire station on the subject property and seeks a Special Exception to install an 18" storm sewer within the flood zone as part of the project. The property in question is owned by the Lancaster Area Sewer Authority, is located at 2136 River Road, Washington Boro, PA 17582, Tax ID 410-38136-0-0000 and is in the Rural (R) Zone.
 - b) Case #14-2025: Applicant: Dwayne A. Brown, 1841 Prospect Rd, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-31B (Accessory Uses & Structures) & 425-11.F.5.c. (Residential Accessory Uses) of the Manor Township Zoning Ordinance. The applicant seeks to construct an inground pool three feet from the property line where a ten-foot setback is required and a patio one foot from the property line where a five-foot setback is required. The property in question is located at 1841 Prospect Rd, Washington Boro, PA 17582, Tax ID 410-90983-0-0000 and is in the Agricultural (A) Zone.
 - c) Case #11-2025: Applicant: Stephen A. & Deborah A. Shertzer, 421 Central Manor Rd, Mountville, PA 17554. The applicant is requesting a Variance pursuant to Sections 421-11.D.(2)(b) (Lot Area Requirements) of the Zoning Ordinance. The applicant is proposing to subdivide a parcel from the existing 1.927-acre tract to construct a single-family dwelling. A two-acre minimum is required by the ordinance to subdivide a new lot. The property in question is located at 421 Central Manor Rd, Mountville, PA 17554, Tax ID 410-71306-0-0000 and is in the Agricultural (A) Zone.
5. Adjourn