

YORK TOWNSHIP

190 Oak Road, Dallastown, Pennsylvania 17313

Phone (717)741-3861

The April 28, 2026, meeting of the York Township Zoning Hearing Board was called to order by Anthony Pantano, Secretary, Acting Chair.

Those in attendance were:

Anthony Patano, Secretary
Jesse Snyder, Asst. Secretary
Timothy Salvatore, Member
William Buck, Alternate
Jeffrey Rehmeyer, Esquire, Solicitor
Lisa Frye, Zoning Officer

ELECTION OF CHIARMAN PRO TEM

Due to the absence of the duly elected Chair and Vice Chair, Anthony Pantano was elected to serve as Chairman Pro Tem for this evening's meeting.

MOTION MADE BY: Timothy Salvatore
SECONDED BY: Jesse Snyder
MOTION PASSED UNANOMOUSLY

MINUTES OF MARCH 24, 2026

The Zoning Hearing Board minutes of the March 24, 2026, meeting were approved.

DECISION OF MARCH 24, 2026

The Zoning Hearing Board decision of the March 24, 2026, meeting was approved.

SPECIAL EXCEPTIONS/VARIANCES/APPEALS

Appl. 2026-05: John S. Senft requests a Variance to construct a 1,536 square foot detached garage as the principal use on property located at 307 Donna Lane, York, PA, in a Residential Medium Density (RM) District.

Present: John S. Senft
Attorney Michelle R. Mayfield
Attorney Matthew Fessler

MOTION: On Appl. 2026-05, John S. Senft requests a Variance to construct a 1,536 square foot detached garage as the principal use on property located at 307 Donna Lane, York, PA, in a Residential Medium Density (RM) District, that the application be approved with the following three (3) conditions:

- 1) The entirety of the proposed 1,536 s.f. garage must be located within seventy-five (75) feet of the rear property line.
- 2) A driveway is to be installed off of Donna Lane onto the property and improved for a distance of twenty (20) feet for access to the property.
- 3) The garage shall only be used by the owner of the property and only for personal purposes.

MOTION MADE BY: Timothy Salvatoroe

SECONDED BY: Jesse Snyder

MOTION PASSED UNANOMOUSLY

ATTEST:


Anthony Pantano, Secretary

DECISION OF THE YORK TOWNSHIP ZONING HEARING BOARD

Application Number: 2026-05
Hearing Date: April 28, 2026
Applicant: John S. Senft
Property Owner: John S. Senft
Property: 307 Donna Lane, York, PA 17403
UPI: #54-000-04-0031.A0-00000
Existing Zoning District: Residential Medium Density (RM)

Relief Requested- Variance under the York Township Zoning Ordinance of 2012 (the "Ordinance") and pursuant to Section 402.B.11.g.

FINDINGS OF FACT

Based upon the evidence presented, and its evaluation of the credibility of the witnesses, the Board finds as follows:

1. The foregoing information and the Application, including its attachments, are incorporated by reference.
2. The Applicant was represented by Michelle R. Mayfield, Esquire.
3. The Applicant is seeking a Variance from Section 402.B.11.g.
4. The Applicant desires to erect on the Property a detached garage (the "Garage") which would ordinarily be an Accessory Use to a Single-Family Detached Dwelling.
5. The Applicant does not desire to construct a Single-Family Detached Dwelling, which means the Garage must be a primary use. For that reason, the Variance is requested.
6. Attorney Mayfield called Mr. Senft, who testified about the Property as follows:
 - a. The Property is in the Residential Medium Density (RM) District.
 - b. There are three properties adjacent that are in the Commercial Shopping (CS) zone.
 - c. One of the properties is used as a bank, the second as a massage facility, and the third used to be an MRI facility that has since been demolished.
 - d. He purchased the Property in 2013.
 - e. The Property was vacant at that time and has remained vacant since.
 - f. The real estate to the east of the Property is zoned Residential and has erected upon it a Single-Family Detached Dwelling.
 - g. The Property itself is somewhat irregular in shape, being much deeper than it is wide.
 - h. The Property is somewhat rectangular in shape, although it actually has 5 sides.
7. Attorney Mayfield presented exhibits to the Board to include the following:
 - a. Applicant's Exhibit No. 1, The York County Assessment Office Map, upon which certain adjacent properties and their commercial uses were identified.

- b. Applicant's Exhibit No. 2 was a drawing of the Property showing the proposed location of the Garage.
 - c. Applicant's Exhibit No. 3 is a C.S. Davidson, Inc. drawing from 1991 showing the met-ed right of way on the Property and the properties on either side of it.
 - d. Applicant's Exhibit No. 4 is the Met-Ed Right-of-Way Agreement from 1991.
 - e. Applicant's Exhibit No. 5 is a portion of the York Township Zoning Map.
 - f. Applicant's Exhibits No. 1 and 2 were included with the Application.
8. Attorney Mayfield questioned Mr. Senft regarding the Garage and he explained the following:
- a. The Garage will have dimensions of 48 by 32 feet, for a total of 1,536 square feet.
 - b. The Garage will be used for personal storage only, to include storage of a Chevy truck, a tractor, a wood splitter, and more personal items.
 - c. The Garage shall not be used for any commercial purpose.
 - d. The Garage was proposed to be set back 150 feet from Donna Lane.
 - e. The rationale for that location was to have it beyond the Met-Ed Right-of-Way.
 - f. The only utility that would serve the Garage would be electric, to be installed underground.
 - g. There would be no water or sewer service.
 - h. The Applicant would visit the Garage on average once a week.
 - i. There would be no expected visitors.
 - j. However, members of the Applicant's family might join him when he visits.
9. Attorney Mayfield questioned the Applicant further regarding the Property and he provided additional testimony as follows:
- a. He believes the Property is impractical for construction of a Single-Family Detached Dwelling for a number of reasons.
 - b. One is that the Single Family Detached Dwelling would have to be placed a substantial distance from the street, because of the Met-Ed Right-of-Way.
 - c. Additionally, there is no sewer lateral that is in place to serve the Property, so connection to the sewer service would require installation of a lateral beneath Donna Lane.
 - d. There are no plans to install a driveway to serve the Garage, but he is not opposed to install one.
 - e. The traffic to be generated by the Garage would be much less than a Single-Family Detached Dwelling and be of low-impact.
10. In response to questions, the Applicant provided answers as follows:
- a. The Garage could be constructed further towards the rear of the Property, which might allow for the erection of a Single-Family Detached Dwelling at the mid-point of the Property.
 - b. Electric service would be provided underground.
 - c. He did not consider seeking re-zoning of the Property to allow for different uses.
 - d. The Garage would have walls of 10 feet in height, doors of 8 feet in height and a roof peak at 16 feet in height.
 - e. The electric utility pole that is in the Med-Ed Right-of-Way is on the Property line with the property to the east.
 - f. The Garage would be accessed by driving across the grass.
11. In response to the criteria for the Variance, the Applicant provided the following:
- a. The unnecessary hardship that exists is due to unique physical circumstances or conditions, to include the unique shape of the Property, its location adjacent to a number of properties that are zoned and/or used for commercial purposes, the Met-Ed right-of-way, and the lack of easy access to utilities, and such

unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provision of this chapter in the neighborhood or district in which the Property is located.

- b. Because of such physical circumstances or conditions, there is no possibility that the Property can be developed in strict conformity with the provisions of this Chapter and the authorization of a Variance is therefore necessary to enable the reasonable use of the Property.
 - c. The unnecessary hardship is not being created by the Applicant.
 - d. The Variance, if authorized, will not alter the essential character of the neighborhood or district in which the Property is located nor substantially or permanently impair the appropriate use or development of adjacent property nor be detrimental to the public welfare.
 - e. The Variance, if authorized, will represent the minimum Variance that will afford relief and will represent the least modification possible to the regulation at issue.
12. There were no questions from the audience.
13. There was testimony from Justin Schultz who lives nearby at 315 Ruth Drive, who indicated that he can see the Property from his home and has no objection to the Variance for the Garage.
14. Lisa Frye, the Township zoning officer, testified as follows:
- a. The Property is unique.
 - b. There is no sewer lateral that serves the Property for some unknown reason.
 - c. There are no objections from the Township perspective to the grant of the Variance to allow for the installation of the Garage.
15. There were discussion with regard to conditions that would accompany the grant of a variance to include the following:
- a. The Garage must be located entirely within 75 feet of the rear Property line.
 - b. There will be a driveway installed off of Donna Lane, on the Property, and improved for at least a distance of 20 feet.
 - c. The Garage can be used only by the owner of the Property and only for personal purposes.

(Collectively the "Conditions")

The Applicant indicated that he understood and was agreeable to the foregoing Conditions.

CONCLUSIONS OF LAW

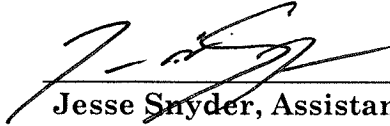
Based upon the Findings of Fact, and pursuant to applicable law, the Board concludes as follows:

- 1. The Property is unique in a number of respects, which weigh in favor of the grant to the Variance.
- 2. If the Variance is granted, the Conditions must be imposed.
- 3. The Applicant has met the Variance criteria.

Accordingly, Timothy Salvatore moved and Jesse Snyder seconded, to grant the Variance to construct a 1,536 square foot detached Garage as the principal use on Property located at 307 Donna Lane, York, Pennsylvania, in a Residential Medium Density (RM) District, subject to the Conditions. The motion passed unanimously with Tony Pantano, Jesse Snyder, Timothy Salvatore, and William Buck voting in favor.

WITNESS/ATTEST

YORK TOWNSHIP
ZONING HEARING BOARD



Jesse Snyder, Assistant Secretary

By: 

Anthony Pantano, Chair Pro-Tem

6/23/26
Date

The Variance granted herein shall expire if the Applicant fails to, where required to do so, obtain a Permit, submit a Land Development Plan or commence work within six (6) months of the date of the authorization of the Variance, pursuant to Section 265-1009. E. of the Ordinance.