

YORK TOWNSHIP

190 Oak Road, Dallastown, Pennsylvania 17313

Phone (717)741-3861

The July 28, 2026, meeting of the York Township Zoning Hearing Board was called to order by James Barnes, Chairman.

Those in attendance were:

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

MINUTES OF JUNE 23, 2026

The Zoning Hearing Board minutes of the June 23, 2026, meeting were approved.

DECISION OF JUNE 23, 2026

The Zoning Hearing Board decision of the June 23, 2026, meeting was approved.

SPECIAL EXCEPTIONS/VARIANCES/APPEALS

Appl. 2026-08: Christine Kloser requests a Special Exception to establish a Home Occupation (women's workshops) on property located at 389 School Street in a Residential Low Density (RL) District.

Present: Christine Kloser

MOTION: On Appl. 2026-08: Christine Kloser requests a Special Exception to establish a Home Occupation (women's workshops) on property located at 389 School Street in a Residential Low Density (RL) District, that the application be approved.

MOTION MADE BY: Anthony Pantano
SECONDED BY: Timothy Salvatore
MOTION PASSED UNANIMOUSLY

Appl. 2026-09: TRC Acquisitions, LLC, c/o Eugene Umansky, requests a Variance of Section 265-402.F Lot Area, Width, Frontage to allow for a reduction of Minimum Lot Net Area to 5,000 SF from 7,500 SF and a reduction in Minimum Lot Width to a minimum of 55 feet on property located at 3405 Springwood Road in a Residential Medium Density (RM) District.

Present: Attorney Jayne Katherman
Chirag Thakkar, Arna Engineering
Eugene Umansky, TRC Acquisitions, LLC

Request was made by the Applicant to amend the Application as follows: Amendment of Lot Width reduction request to be a minimum of 50' versus 55' and the addition of a request for reduction of Lot Frontage to a minimum of 40'.

MOTION: On Appl. 2026-09, the Board accepts the request of the Applicant to amend the request for Lot Width reduction to a minimum of 50' versus 55' and to add the request for Lot Frontage reduction to a minimum of 40'.

MOTION MADE BY: Timonthy Salvatore
SECONDED BY: William Buck
MOTION PASSED UNANOMOUSLY

MOTION: On Appl. 2026-09: TRC Acquisitions, LLC, c/o Eugene Umansky, requests a Variance of Section 265-402.F Lot Area, Width, Frontage in a Residential Medium Density (RM) District, the Board accepts the Applicant's request to withdraw the application.

MOTION MADE BY: Jesse Snyder
SECONDED BY: William Buck
MOTION PASSED UNANOMOUSLY

ATTEST:



Anthony Pantano, Secretary

DECISION OF THE YORK TOWNSHIP ZONING HEARING BOARD

Application Number: 2026-08
Hearing Date: July 28, 2026
Applicant: Christine Kloser
Property Owner: Christine and David Kloser
Property: 389 School Street, York, PA 17402
UPI: #54-000-HJ-0299.E0-00000
Existing Zoning District: Residential Low Density (RL) District

Relief Requested- Special Exception under the York Township Zoning Ordinance of 2012 (the "Ordinance") and pursuant to Section 265-640 thereof.

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 present, representing herself.
3. The Applicant is seeking a Special Exception for a Home Occupation pursuant to which she would conduct on the Property women's workshops (the "Use").
4. The Applicant provided further information on the Use as follows:
 - a. The workshops would likely last 1-2 days each.
 - b. The workshops would occur approximately 30 days during any calendar year.
 - c. Applicant has been hosting workshops since 1999.
 - d. For a workshop, women are assembled.
 - e. The women typically come to the workshops with one or more goals, which can be personal, professional, or both.
 - f. During the workshops, the Applicant facilitates discussion among the group to help them achieve their goals.
 - g. Currently, the workshops typically have 6-7 women.
 - h. Usually the workshops run from 9 am to 9 pm.
 - i. Currently, guests stay at a nearby hotel.
 - j. Under the Use, the workshops would occur during daytime hours on the Property and 1-2 guests may stay overnight as there are extra bedrooms in the home.
 - k. The workshops are similar to a large social gathering.
 - l. The Applicant wrote a book and she may sell that book at the workshops.
 - m. Applicant believes there is ample parking in the driveway and on the adjacent access road.
5. Regarding specific requirements for Home Occupation in Section 265-640, the Applicant offered the following:

- a. The Applicant is a full time resident on the Premises and shall be the person primarily responsible for the Home Occupation. There shall be no more than one (1) non-resident employee, if any.
 - b. No more than 25% of the gross floor area of the dwelling unit, excluding attics, attached garages, and basements, will be used for the practice of the Home Occupation.
 - c. There shall be no displays or changes in the building façade, including the dwelling and all accessory buildings, and there shall be no indication from the exterior that the dwelling is being utilized for purposes other than dwelling.
 - d. If a sign is installed, it shall not exceed 1 square foot in area.
 - e. Storage of any materials utilized for the Home Occupation shall be wholly enclosed and shall not be visible from adjacent streets or properties.
 - f. The Home Occupation shall be conducted entirely within the dwelling.
 - g. If there are any deliveries, they shall be typical for a residential subdivision and shall not restrict traffic circulation.
 - h. The traffic generated by the Home Occupation shall not exceed the volumes that would normally be expected in a residential neighborhood.
 - i. The Home Occupation shall not produce dust, obnoxious odors, vibrations, lighting glares, fumes, or smoke detectable on any adjacent streets or properties. No sound should be generated within the dwelling that can be perceived at the lot line.
 - j. The disposal of all materials, fluids, and gasses should be in a manner that complies with all regulations of the York Township Water and Sewer Authority and all of their applicable government codes.
 - k. Sales of goods on the Premises shall be incidental to the services performed on the Premises.
 - l. The Home Occupation shall not utilize explosive, highly flammable, or hazardous materials.
 - m. The hours of operation shall typically be from 9 am to 9 pm, although a few guests at the workshop may stay overnight.
 - n. The Applicant shall timely submit a permit Application for Home Occupation.
 - o. Applicant understands that the permit shall apply only to the Applicant, the Occupation, and the Premises.
 - p. The Applicant understands that the permit will expire yearly and shall reapply as required by Ordinance or other applicable regulations.
 - q. The Applicant understands that inspections may occur.
6. Regarding the criteria for a Special Exception in Section 265-1009.C., the Applicant offered the following:
- a. The intended purpose of the proposed Use is consistent with the Township's development objectives as established in the Comprehensive Plan.
 - b. The proposed Use is in the best interest of properties in the general area, as well as the community at large, when viewing the proposed Use in relationship to and its potential effects upon surrounding land uses and existing environmental conditions regarding the pollution of air, land and water, noise, potential of hazards and congestion, illumination and glare, restrictions to natural light and circulation.
 - c. The proposed Use is suitable for the Property in question and is designed, constructed and will be operated and maintained suitably for the anticipated activity and population served, numbers of participating population, frequency of use, adequacy of space and generation of traffic.

- d. There are adequate and available utility services and facilities, such as sanitary and storm sewers, water, fire, police and other public facilities and the ability of the Township to supply such services.
 - e. The proposed Use has adequate ingress, egress, interior circulation of pedestrians and vehicles, off-street parking and accessibility to the existing Township street system.
 - f. The Use shall be in conformance with all applicable requirements of the Ordinance and, where applicable, in accordance with the Township's Subdivision and Land Development Ordinance.
7. In response to questions from the Board, there was a discussion regarding parking.
 - a. The Applicant confirmed that there are four spaces in the driveway, one in the garage, and one on the parking pad.
 - b. Additionally, there is a private roadway upon which parking could be allowed intermittently. In summary, there are at least 6 parking spaces.
 - c. Most attendees at the workshop drive in small groups or utilize Uber.
 8. There were no questions from the audience.
 9. There was no testimony from the audience for or against the Application,
 10. Lisa Frye, the Township zoning officer, indicated that she has no issues with the Special Exception.

CONCLUSIONS OF LAW

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

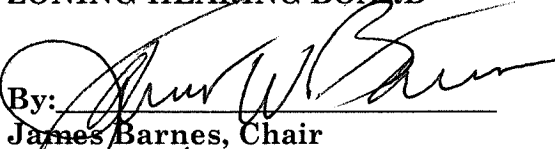
1. The Applicant has met the specific criteria for a Special Exception for Home Occupation set forth in Section 265-640.
2. The Applicant has met the general criteria for a Special Exception or Home Occupation set forth in Section 265-1009.C.
3. All Special Exception criteria have been met.

Accordingly, Anthony Pantano moved and Jesse Snyder seconded, to grant a Special Exception to establish a Home Occupation (women's workshops), on property located at 389 School Street in a Residential Low Density (RL) District. The motion passed unanimously, with James Barnes, Timothy Salvatore, Anthony Pantano, Jesse Snyder, and William Buck voting in favor.

WITNESS/ATTEST


Anthony Pantano, Secretary

YORK TOWNSHIP
ZONING HEARING BOARD

By: 
James Barnes, Chair

9/22/26
Date

The Special Exception 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 Special Exception, pursuant to Section 265-1009. E. of the Ordinance.

DECISION OF THE YORK TOWNSHIP ZONING HEARING BOARD

Application Number: 2026-09

Hearing Date: July 28, 2026

Applicant: TRC Acquisitions, LLC c/o Eugene Umansky

Property Owner: John D. and Teresa C. Lambert Trust

Property: 3405 Springwood Rd, Red Lion, PA 17356
UPI: #54-000-HJ-0036.A0-00000

Existing Zoning District: Residential Medium Density (RM) District

Relief Requested- Variance under the York Township Zoning Ordinance of 2012 (the "Ordinance") and pursuant to Section 265-402 (F).

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. Jayne Katherman, Esquire, of the Barley Snyder Law Firm, was present on behalf of the Applicant.
3. Additionally, Eugene Umansky was present on behalf of the Applicant, TRC Acquisitions, LLC.
4. Finally, Chirag Thakkar was present on behalf of Arna Engineering and for the Applicant.
5. Attorney Katherman indicated that the Applicant is seeking a number of Variances. However, she explained that the Variance for the lot width had to be amended to allow for a reduction to a 50 foot lot width (not 55 feet as shown in the Application).
6. Additionally, Attorney Katherman indicated the Application failed to include a request for a Variance of minimum lot frontage, to allow for minimum lot frontage to be decreased from 50 feet to 40 feet.

Timothy Salvatore moved and William Buck seconded, a motion to allow adjustment to the relief requested in the Application and to add the third Variance for minimum lot frontage. The motion passed unanimously, with James Barnes, Anthony Pantano, Timothy Salvatore, Jesse Snyder, and William Buck voting in favor.

7. Attorney Katherman confirmed the relief requested, which included the following reductions to the requirements in Section 265-402(F) of the Ordinance.
 - a. A reduction of the Minimum Net Lot Area from 7,500 feet to 5,000 feet.
 - b. A reduction of the Minimum Lot Width from 60 feet to 50 feet.

- c. A reduction of the Minimum Lot Frontage from 50 feet to 40 feet.
- 8. Attorney Katherman called Chirag Thakkar, who testified as follows:
 - a. He is employed by Arna Engineering.
 - b. His background includes a Bachelor of Arts and a Master of Arts in Civil Engineering.
 - c. He has been a professional engineer since 2003.
- 9. Referencing Applicant's Exhibit #1, Arna Engineering drawing CP06, engineer Thakkur testified as follows:
 - a. The Property is approximately 14 acres.
 - b. The Property is in the Residential Medium Density (RM) District.
 - c. The Property is currently improved with a single family dwelling.
 - d. The Applicant proposed to construct single family semi-attached dwellings, which are permitted in the RM District.
 - e. 42 units are proposed, which consists of 21 buildings with 2 dwellings in each.
 - f. The Property has 13.4 acres of Net Lot Area, so the density would be approximately 5 units per acre.
 - g. Access would be via a street connected to Springwood Road.
 - h. The access road would be a large, closed loop.
 - i. The Applicant intends to dedicate the road to the Township.
 - j. Stormwater management would be handled at the lower portion of the Property to the South.
 - k. There would be Open Space of approximately 2.8 acres for active and passive recreation.
 - l. Many of the lots that are contemplated for this Property would not meet the Minimum Lot Size, although the average lot size would be 6,200 square feet.
 - m. The Property has unusual topography, falling approximately 80 feet from its Northern portion to its Southern portion.
 - n. There are challenges with Lot Frontage along Springwood Road.
 - o. 30% of the Property would not be developed.
 - p. If this Property were developed, as completely allowed from a density perspective, 67 units could be built there.
 - q. Topography limits the development.
 - r. Accordingly, the engineer believes that the Property can only handle 42 units.
 - s. To develop the Property, there needs to be a tabletop area in the middle of it where dwellings can be constructed.
 - t. Many of the dwellings would have an exposed lower level on the rear.
 - u. He did a number of designs for the Property, which included six revisions.
 - v. He determined that the longer the S-curve is to access the area where the dwellings would be located, the better.
- 10. With regard to the Variance criteria, the Applicant offered the following:
 - a. There are unique circumstances created by the significant slope from the rear to the front, the extreme embankment along Springwood Road, and that the Property falls off to the west lot line
 - b. The unnecessary hardship that exists is due to unique physical circumstances or conditions, 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.
 - c. 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.

- d. The unnecessary hardship is not being created by the Applicant.
 - e. 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.
 - f. 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.
11. Attorney Katherman called Eugene Umansky who testified as follows:
- a. He is a managing member of TRC Acquisitions, LLC.
 - b. He believes the slopes impose substantial challenges on the development of the Property.
 - c. He concurred with Engineer Thakkur's testimony regarding the Variance testimony.
12. In response to questions, the Applicant answered as follows:
- a. A few of the units meet the criteria of the Ordinance, but not all.
 - b. Subdivision and land development design has not been done to meet all the parameters of the Ordinance.
 - c. A minimum of 40 units is necessary to make this development economically viable.
 - d. There is enough space for decks to be put on each dwelling.
 - e. The missing triangle at the lower portion of the Property to the south belongs to the property owner across the street.
 - f. The request for relief is a blanket, meaning it is not specific to individualized properties.
 - g. If less units are constructed, the topography becomes less of a concern.
 - h. They do not believe this should be done as a condominium.
 - i. There would be a home owner's association.
13. In response to questions from the audience, the Applicant answered as follows:
- a. This would not be a development for individuals for 55 and over.
 - b. These would not be apartments.
 - c. Stormwater would be handled at the lower southern portion of the Property and then transmitted underneath Springwood Road to Mill Creek.
 - d. The development would have street lights.
 - e. The development would have sidewalks.
 - f. The Property owners would maintain individual lots but the home owner's association would maintain open space.
14. In response to questions, the Applicant admitted that it could adjust the lot lines and that might affect the relief needed.
15. There was no testimony in favor the Application.
16. On behalf of the Township, the zoning officer indicated that she continues to have concerns about what is perceived to be a blanket Variance (meaning it is not specific to individualized properties to be created in this proposed development), but she has a better understanding of what is being proposed.

After the Board returned from an Executive Session, the Applicant, through its counsel, asked to withdraw its Application and all requests for zoning relief.

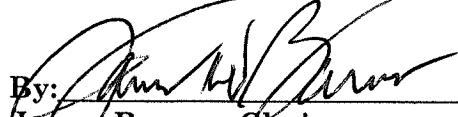
Accordingly, a motion was made by Jesse Snyder and seconded by William Buck, to grant the request to allow the Application to be withdrawn. The motion passed unanimously with James Barnes, Timothy Salvatore, Anthony Pantano, Jesse Snyder and William Buck voting in favor.

WITNESS/ATTEST



Anthony Pantano, Secretary

YORK TOWNSHIP
ZONING HEARING BOARD

By: 

James Barnes, Chair

9/22/26
Date