



Manheim Borough
15 E High St
Manheim PA 17545
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Violations Report

Violation Report Results

	Notice Number	Status	Inspector	Issue Date	Issued To	House No	Address	Violation
1	V-220680	OPEN	Adrin Vargas	12/09/2022	Firm Foundations Property Solu	31	S Main St	Reinspection Reminder
2	V-220681	CLOSED	Adrin Vargas	12/09/2022	Gerald S & Jenny S Graybill	133	E Ferdinand St	Reinspection Reminder
3	V-220682	OPEN	Adrin Vargas	12/09/2022	Bruce A Rettew	65	S Grant St	Reinspection Reminder
4	V-220683	OPEN	Adrin Vargas	12/09/2022	Bret & Kristan Knight	72	N Wolf St	Reinspection Reminder
5	V-220684	OPEN	Adrin Vargas	12/09/2022	Tim & Susan Stirling	151	S Wolf St	REVOKE OCCUPANCY PERMIT
6	V-220685	OPEN	Adrin Vargas	12/09/2022	Andrew Neuman	173	S Wolf St	Reinspection Reminder
7	V-220686	OPEN	Adrin Vargas	12/09/2022	John P & Kelly A Erb	69	N Charlotte St	Reinspection Reminder
8	V-220687	OPEN	Adrin Vargas	12/09/2022	Douglas R Snavely & Terry L Shaffer	155	S Charlotte St	Reinspection Reminder
9	V-220688	OPEN	Adrin Vargas	12/21/2022	J David Young Jr	38	S Main St	Reinspection Reminder
10	V-220689	CLOSED	Adrin Vargas	12/21/2022	Smith Mary L	265	S Charlotte St	MEANS OF EGRESS
11	V-220690	OPEN	Adrin Vargas	12/27/2022	Joshua Christian, Wayne & Jody Lefever	233	Hershey Dr	WINDOW, SKYLIGHT AND DOOR FRAMES.
12	V-220690	OPEN	Adrin Vargas	12/27/2022	Joshua Christian, Wayne & Jody Lefever	233	Hershey Dr	ROOFS AND DRAINAGE
13	V-220690	OPEN	Adrin Vargas	12/27/2022	Joshua Christian, Wayne & Jody Lefever	233	Hershey Dr	INTERIOR SURFACES
14	V-220690	OPEN	Adrin Vargas	12/27/2022	Joshua Christian, Wayne & Jody Lefever	233	Hershey Dr	Stairs and walking surfaces.
15	V-220691	OPEN	Adrin Vargas	12/27/2022	Joshua Christian, Wayne & Jody Lefever	233	Hershey Dr	INSECT SCREEN REQUIREMENTS
16	V-220692	CLOSED	Adrin Vargas	12/27/2022	Robert & Kathleen Prince	22	Miller Dr	Prohibited discharges and connections
17	V-220693	OPEN	Adrin Vargas	12/28/2022	Steven Stoltzfus	141	S Main St	Suitable Arrangements for Inspection
18	V-220694	OPEN	Adrin Vargas	12/28/2022	Shelley Jay M	101	E Mill St	Unenclosed storage
19	V-230001	OPEN	Adrin Vargas	01/04/2023	Schmid Karen L	16	N Charlotte St	STREET LEGAL VEHICLES

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20	V-230001	OPEN	Adrin Vargas	01/04/2023	Schmid Karen L	16	N Charlotte St	ACCUMULATION OF RUBBISH AND GARBAGE
21	V-230002	OPEN	Adrin Vargas	01/04/2023	Mohammed & Shama Dawood	325	S Charlotte St	ROOFS AND DRAINAGE
22	V-230003	OPEN	Adrin Vargas	01/05/2023	Guy L Martin	59	S Charlotte St	ACCUMULATION OF RUBBISH AND GARBAGE
23	V-230003	OPEN	Adrin Vargas	01/05/2023	Guy L Martin	59	S Charlotte St	INFESTATION
24	V-230004	OPEN	Adrin Vargas	01/05/2023	Coleman Peter T	341	S Cherry St	STREET LEGAL VEHICLES
25	V-230005	OPEN	Adrin Vargas	01/05/2023	Jared Wann	160	S Veterans Aly	ACCUMULATION OF RUBBISH AND GARBAGE
26	V-230006	OPEN	Adrin Vargas	01/05/2023	Jay M Shelley	119	S Hazel St	ACCESSORY STRUCTURES
27	V-230007	OPEN	Adrin Vargas	01/05/2023	Dourte Alexandra R	83	S Snyder St	ACCUMULATION OF RUBBISH AND GARBAGE

Inspectors Report Listing

12/08/2022 to 01/05/2023

Total Inspected: 8

Tuesday - 12/13/2022

Adrin Vargas	Rental	5800	ROBERT R SWAYNE JR	17 S MAIN ST	Unit A1
Adrin Vargas	Rental	5243	DAVID P & ENZA N LEWIS	178 S CHARLOTTE ST	

Tuesday - 12/20/2022

Adrin Vargas	Rental	5565	WENGER 5 LLC - KATHY & HUGH WENGER	143 S MAIN ST	Unit B2
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Wednesday - 12/21/2022

Adrin Vargas	Rental	6029		142 W STIEGEL ST	Unit 1
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Tuesday - 12/27/2022

Adrin Vargas	Rental	5995	Joshua Christian, Wayne & Jody Lefever	233 HERSHEY DR	SFD
Adrin Vargas	Rental	5624	DEAN L SHIRK	117 S CHARLOTTE ST	SFD

Thursday - 12/29/2022

Adrin Vargas	Rental	6028	Horizon Capital LLC	233 E FERDINAND ST	SFD
Adrin Vargas	Rental	6028	Horizon Capital LLC	233 E FERDINAND ST	SFD

2022 MANHEIM BOROUGH BUILDING ZONING PERMITS

Date	Permit	Project Address	Owner	Contractor	Project	Cost	Zoning	Building	State	Parcel No.	Notes
12/9/2022	160-2022	325 W Gramby St	Gerald and Rebecca Boll	Cornerstone General Contracting Services	Curb and sidewalk	\$ -	\$ 75.00	\$ -	\$ -	400-08023-0-0000	Replacing the portions of the sidewalk and apron.
12/22/2022	161-2022	2 Market Square	Truist Bank	Spirk Brothers Inc.	Curb and Sidewalk	\$ -	\$ 75.00	\$ -	\$ -	400-96811-0-0000	Replacing public sidewalk square
12/20/2022	162-2022	600 Lorraine Ave	Deborah Candy	Trinity Solar	Solar Panels	\$ -	\$ -	\$ 244.50	\$ -	400-74856-0-0000	Install roof mounted solar panels
						\$ -	\$ 150.00	\$ 244.50	\$ -		

Manheim Borough ZONING HEARING AGENDA

Meeting of January 9, 2023 at 7:00 pm



- I. Call to Order
- II. Pledge of Allegiance
- III. Members & Staff

Bernard Shimko – Chairman James Williams – Vice Chair Dale Peters - Secretary
Catherine Prozzillo - Member Shawn Hayduk - Member Attorney Joe Kenneff
Michelle Parke – Court Reporter Donna Czeiner - Zoning Officer

IV. Reorganization 2023:

Chairman – Elect _____ By _____
2nd _____ By _____ In Favor _____ Opposed _____

Vice Chairman – Elect _____ By _____
2nd _____ By _____ In Favor _____ Opposed _____

Secretary – Elect _____ By _____
2nd _____ By _____ In Favor _____ Opposed _____

V. Read/Waive the Review of Procedures; request(s) to be heard:

ZH 1-2023 Regarding 26 E High St: Property Owner Lancaster County Land Bank Authority, 28 Penn St 2nd Floor, Lancaster, PA & Applicant G & Z Investments LLC are requesting a special exception approval in accordance with s/s 220-18.C(7)-Conversion Apts. Variance approvals needed for the following – s/s 220-60 F- Off-street parking & s/s 220-96.1.D(18)(C)-Parking, and s/s 220-96.1.D(1)- Limited lodging and standards only permitted in SFD. The intent is to convert the 2nd & 3rd floor of the commercial building into 2 apartments proposing to be used as 2 Airbnb short term rentals. The property is in the CBD Zone, Tax parcel 4003093900000.

ZH 2-2023 Regarding 222 S Main St. & 60 New Charlotte St., Manheim, PA. Property Owner EH Manheim Properties, LLC, 28 Stevens Rd, Stevens, PA 17578 and Applicant Sheila V. O'Rourke, Esq are submitting Two options for the Boards consideration. Option A criteria is as follows: A special exception request per s/s 220-100 Expansion of pre-existing non-conforming uses & Dimensional Variance requests for s/ 220-100.A (1); Expanding an existing non-conforming use to an adjacent

parcel; s/s 220-100.A (4); Side & rear yard set-back requirements; s/s 100.A (7) Existing dimensional non-conformities; and s/s 100.A (8) Expanding a structure in the regulated floodplain. Option B criteria is as follows: A special exception request per s/s 220-101 Substituting an existing non-conforming use with another non-conforming use. Also, Dimensional Variance requests to include s/s 220-19. F (4) Front yard setback; s/s 220-19.M Screening; s/s 220-19.N (2) Landscape strip; and if necessary, s/s 220-19.F (2) Side yard setback; s/s 220-19.F (3) Rear yard setback. The proposed intent is to remove an existing non-conforming dwelling use located on a non-conforming lot and replace it with an accessory storage building and non-conforming use for Stevens Feed Mill located on the adjacent lot; both parcels are owned by EH Manheim Properties, LLC. The properties are in the C1 - Commercial Zone, Tax parcel 4004338700000 & 4002939700000 respectively.

VI. Public Comments:

VII. Other Business: None

VIII. Adjourn @ _____ The next proposed meeting is scheduled for February 6, 2023 @ 7 pm

CITATIONS



RED designates the changes from the last report

<u>Date Cited</u>	<u>Address</u>	<u>Property Owner</u>	<u>Reason</u>	<u>Case Status</u>
11/5/2020	311 S Charlotte	Michelle Thompson	Failure to pay Quick Ticket \$75 fine.	Inactive -No plea to date - Certified summons accepted 12/10/2020
11/5/2020	311 S Charlotte	Michelle Thompson	Failure to pay Quick Ticket \$150 fine.	Inactive- No plea to date - Certified summons accepted 12/10/2020
8/2/2021	214 Eby St	Stephanie Marie Brown	Failure to remove uninspected vehicle from backyard	Inactive- No plea to date - Awaiting plea (5-12-2022)
9/21/2021	311 S Charlotte St	Michelle Thompson	Failure to pay Quick Ticket - \$75	Inactive- No plea to date - Certified summons accepted 10-29-2021
9/21/2021	311 S Charlotte St	Michelle Thompson	Failure to pay Quick Ticket - \$150	Inactive- No plea to date - Certified summons accepted 10-29-2021
10/8/2021	29 N Penn St	Andrew Trafford	Failure to pay Quick Ticket - \$75	Inactive - Still awaiting plea (5-12-2022)

Date Cited	Address	Property Owner	Reason	Case Status
11/10/2021	18 E High St	James Gible	4 Property Maintenance violations	Plead Not Guilty; hearing was on January 5, 2022. The Judge found Mr. Gible Guilty however designated a time frame that the work would need to be completed and if it is completed then the Judge will waive the fine except for the court costs. A permit was issued 3-3-2022 so the requirements to do the repairs are approved to begin. Scheduled hearing on May 16 @ 3 pm Continued until June 9, 2022 @ 10:30 am Granted 30 days – final extension – In Compliance
2/18/2022	199 W Stiegel St	Power Pro -199 W Stiegel Holdings, LLC	Violations of a 1998 Zoning Hearing decision and current Zoning Violations	Civil Action – ongoing for 1+ years. A continuance was requested by the Defendant; the new hearing date is May 3 @ 9am. Working on an agreement for compliance, the DJ continued until July 5, 2022 – continued until 9-29-2022 @ 3pm; Continued from October 11. Agreement was reached

<u>Date Cited</u>	<u>Address</u>	<u>Property Owner</u>	<u>Reason</u>	<u>Case Status</u>
3/25/2022	65 S Grant St	BRUCE A RETTEW	-	Civil Action- Defendant appealed the DJ decision; hearing at the Lancaster County courthouse scheduled for March 25 @ 9am. Worked out an agreement out of court, civil action was withdrawn.
4/28/2022	114 S Grant St	MARY E Lane	Failure to return a multifamily property to a single-family home through a change of use zoning permit	Civil Action - Found in favor of the defendant.
3/29/2022	136 S Main St	Michael Neill	Failure to paint/protect front porch wood surfaces	No plea to date – plead guilty to citation issued 8-2021 ongoing since 2-2020 Plead guilty
3/29/2022	419 W Ferdinand St	Michael Schreiber	Failure to remove or repair shed	No plea to date – plead guilty to citation issued 11-2021 ongoing since 7-2021 Plead guilty
3/29/2022	41 W Ferdinand St	Elwakdy Mohamed	Failure to replace rotted wood on front porch and paint/protect as needed	No plea to date – ongoing since 7-2021 Plead not guilty hearing scheduled June 9, 2022 @ 10 am Found Guilty Fine \$200 plus court costs
4/8/2022	234 E Ferdinand St	Jay Shelley	Failure to secure a rental inspection certificate & tenants living in unit without an annual occupancy permit	No plea to date – ongoing since 3-2020; Plead Not Guilty – hearing scheduled for June 1, 2022 @ 1:30 Found Guilty - \$300 plus court costs

<u>Date Cited</u>	<u>Address</u>	<u>Property Owner</u>	<u>Reason</u>	<u>Case Status</u>
4/8/2022	235 E Ferdinand St	Jay Shelley	Failure to remove a vehicle with expired inspection	No plea to date - Hearing scheduled for June 1, 2022@ 1:30 Found Guilty - \$300 plus court costs
5/11/2022	265 S Charlotte St	Mary Smith	Failure to replace roof on accessory garage	Plead guilty to citation issued 2021 ongoing since 5-2021 -No plea to date
5/11/2022	122 N Charlotte St	Melvin J. Stoltzfus	Failure to secure a rental occupancy permit for 2022 2 units	No plea to date - Plead Guilty
5/11/2022	135 S Charlotte St	Tom-Tom Properties	Failure to secure a rental certificate; revoked Occupancy permit	No plea to date; Certified summons accepted 6-29-2022; Found Guilty a total of \$6000 plus court costs
5/11/2022	123 E High St	Tom-Tom Properties	Failure to secure a rental certificate; revoked Occupancy permit	No plea to date; Certified summons accepted 6-29-2022; Found Guilty a total of \$6000 plus court costs
5/11/2022	113 W Ferdinand St	Tom-Tom Properties	Failure to secure a rental certificate; revoked Occupancy permit	No plea to date; Certified summons accepted 6-29-2022; Found Guilty a total of \$6000 plus court costs
5/17/2022	232 E Ferdinand St	Jay Shelley	Failure to secure a rental inspection certificate & tenants living in unit without an annual occupancy permit	No plea to date; plead guilty

<u>Date Cited</u>	<u>Address</u>	<u>Property Owner</u>	<u>Reason</u>	<u>Case Status</u>
2/26/2022	156 S Main St	Benjamin Lescavage	Failure to have two tenant vehicles that are not current with inspection removed from property	Withdrawn – in compliance
-	135 S Oak St	Jay Shelly	6 Counts Violations of Zoning Ordinance regulations, current Fire Code and Zoning hearing decision requirements from November 1984	Continued until September 8 @ 9am 2 counts in compliance – no fine; 1 count if completed, no fine; 3 counts found guilty \$1500 fine plus court costs = \$1726.74
6/23/2022	28 E Gramby St	Gary Hauck	Failure to remove uninspected vehicle	No plea to date; Plead not guilty – hearing scheduled for September 29 at 10 am; Found Guilty- fine of \$264.20
7/22/2022	16 N Charlotte St	Karen Schmid	Failure to remove uninspected vehicle	No plea to date
7/22/2022	315 S Cherry	Vine International - Sara Beth Brubaker	Failure to replace missing windowpanes	No plea to date; Plead guilty
7/22/2022	419 W Ferdinand St	John Schreiber	Failure to repair or remove shed in severe disrepair – This is 3 rd time cited	No plea to date; Plead guilty
8/30/2022	235 E Ferdinand St	Jay Shelley	Failure to secure a rental license & revoked occupancy permit – 2 nd time cited	No plea to date; Plead not guilty – hearing scheduled for October 17, 2022; One Citation found guilty with no fine; second citation \$500 plus court costs

<u>Date Cited</u>	<u>Address</u>	<u>Property Owner</u>	<u>Reason</u>	<u>Case Status</u>
8/30/2022	224 Magnolia St	Mena Rezk	Failure to secure a rental license & revoked occupancy permit	No plea to date; Plead not guilty – hearing scheduled for October 11, 2022; One citation dismissed – one citation found guilty \$500 plus court costs
8/30/2022	234 E Ferdinand St	Jay Shelley	Failure to secure a rental license & revoked occupancy permit	No plea to date; Plead not guilty – hearing scheduled for October 17; 2022 One Citation found guilty with no fine; second citation \$500 plus court costs
8/31/2022	72 Miller Dr	Joshua Bennett	Failure to pay Quick Ticket fee \$75	No plea to date. Plead guilty \$200 plus court costs
8/31/2022	28 W Stiegel St	Jason Landis	Failure to secure a rental license & revoked occupancy permit	No plea to date In compliance - withdrawn
9/15/2022	69 N Charlotte St	John Erb	Failure to secure a rental inspection or license & revoked occupancy permit	No plea to date
9/29/2022	109 Mill St	Jay Shelley	Failure to repair a sidewalk	No plea to date; In compliance - withdrawn 11/15/2022
9/29/2022	123 E High St	Curt Thomlasin	Failure to pay a Quick Ticket fine for high G&W \$75	No plea to date
10/24/2022	214-216 W High St	Curt Thomlasin	Failure to pay Quick Ticket fine for high G&W \$75	Plead Guilty - \$300 plus court costs

<u>Date Cited</u>	<u>Address</u>	<u>Property Owner</u>	<u>Reason</u>	<u>Case Status</u>
10/24/2022	16 N Charlotte St	Karen Schmid	Failure to pay Quick Ticket fine for high G&W \$75	No plea to date
11/2/2022	101 S Charlotte St	Zuri Idoeta- 101 S Charlotte Associates LP	Failure to paint/protect exterior surfaces	Plead Guilty - \$300 plus court costs
11/21/2022	123 E High St	Curt Thomlasin/Tom-Tom Properties	Failure to secure a rental license & revoked occupancy permit-3rd time cited since 2020	Plead Guilty - \$1000 plus court costs
11/21/2022	113 W Ferdinand St	Curt Thomlasin/Tom-Tom Properties	Failure to secure a rental license & revoked occupancy permit-3 rd time cited since 2020	Plead Guilty - \$1000 plus court costs
11/20/2022	135 S Charlotte St	Curt Thomlasin/Tom-Tom Properties	Failure to secure a rental license & revoked occupancy permit-3rd time cited since 2020	Plead Guilty - \$1000 plus court costs
11/22/2022	16 N Charlotte St	Karen Schmid	Failure to pay quick ticket for gras and weeds - 3 rd citation for 2022	No plea to date
11/22/2022	20 S Charlotte St	Leslie Evans	Failure to paint/protect exterior surfaces	No plea to date

<u>Date Cited</u>	<u>Address</u>	<u>Property Owner</u>	<u>Reason</u>	<u>Case Status</u>
11/23/2022	3 W Stiegel St	Dawood Zainul	Failure to replace the exterior stairs, deck, porch, and balcony on disrepair	No plea to date
12/6/2022	151 S Wolf St	Tim Stirling	Failure to secure a rental license & revoked occupancy permit	Plead Not Guilty – Hearing scheduled January 9, 2023