

Manheim Borough
15 E High St
Manheim PA 17545
Phone: (717)665-2461
Fax: (717)665-7324

Council
Report
Sept 10 -
Oct 6, 2022

Violations Report

Violation Report Results

	Notice Number	Status	Inspector	Issue Date	Issued To	House No	Address	Violation
1	V-220599	OPEN	D.Czeiner	09/15/2022	Chang Feng Jiang	19	Railroad Ave	QUICK TICKET - HIGH G&W
2	V-220600	OPEN	D.Czeiner	09/15/2022	Bond Family Partnership Lp	160	S Penn St	Clearance of Trees
3	V-220601	OPEN	D.Czeiner	09/15/2022	John P & Kelly A Erb	69	N Charlotte St	Quick Ticket Final Notice Failure to Pay
4	V-220602	OPEN	D.Czeiner	09/15/2022	Us Post Office Att: Manager	47	S Main St	Quick Ticket Final Notice Failure to Pay
5	V-220603	OPEN	D.Czeiner	09/15/2022	Mena Rezk	224	Magnolia St	Quick Ticket Final Notice Failure to Pay
6	V-220604	OPEN	D.Czeiner	09/28/2022	Herbert L Hess	152	N Hazel St	PROTECTIVE TREATMENT (EXTERIOR)
7	V-220605	OPEN	D.Czeiner	09/29/2022	214,216 W High St Property Lp	214	W High St	Quick Ticket Final Notice Failure to Pay
8	V-220606	OPEN	D.Czeiner	10/04/2022	Thomas Brown	250	S Charlotte St	DISPOSAL OF RUBBISH OUT TO SOON
9	V-220607	OPEN	D.Czeiner	10/04/2022	Jesse W & Kim M Hill	128	S Main St	ACT 45 PERMIT REQ (RESIDENTIAL)
10	V-220608	OPEN	D.Czeiner	10/05/2022	Lezzer Lumber Inc	213	W High St	Zoning Permit Required
11	V-220609	OPEN	D.Czeiner	10/05/2022	5k Enterprises Llc	33	E Gramby St	Ext.STAIRWAYS, DECKS, PORCHES AND BALCONIES.
12	V-220610	OPEN	D.Czeiner	10/06/2022	Good Deborah A	50	S Grant St	Clearance of Trees
13	V-220611	OPEN	D.Czeiner	10/06/2022	65 Estate Trust/ Daniel Quinn	65	N Main St	QUICK TICKET - HIGH G&W
14	V-220612	OPEN	D.Czeiner	10/06/2022	65 Estate Trust/ Daniel Quinn	65	N Main St	Reinspection Reminder

Manheim Borough

Codes Department

15 East High Street, Manheim, PA 17545

717.665.2461 dczeiner@manheimboro.org Fax 717.665.7324

Lead Paint Violation - Condemnation

Any person who shall violate a provision of this code or who shall fail to comply with any of the requirements thereof, or who shall use, maintain or alter a lot, building or structure in violation of any approved plan or directive of the Code Official or of any order, permit or certificate issued under the provisions of this code or who shall violate any order of the Code Official, or who shall fail to completely implement or improperly remedy any health hazard, or who shall fail to completely implement a plan to remedy a health hazard which has been reviewed and approved by the Code Official shall be liable, upon summary convictions therefore, to fines and penalties not less than \$100 nor more than \$1,000 plus all cost of prosecution, which fines and penalties may be collected as provided by law. All fines and penalties collected for violation of this code shall be paid over to the Borough treasurer. Each day that a violation continues shall be deemed a separate offense.

10/6/2022

JBS Enterprise LLC
78 Seggo Sago Rd
Manheim, PA 17545

Regarding: 12 W Gramby St
Violation of: Lead Paint Abatement

It has been well over two months since a notice was sent regarding the abatement of lead paint at your property. I have yet to hear your intent and a timeline for remediation. If persons are still living there, every child's health is susceptible to permanent damage every day.

IPMC Code Sub-section: 301.2 Responsibility

A person shall not occupy as an owner-occupant or permit another person to occupy premises which are not in a sanitary and *safe condition*.

The property also meets the criteria of a Dangerous Structure as defined below.

IPMC Code Sub-section; 108.1.5 (10) Dangerous Structure

Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system, or other cause, is determined by the Code Official to be a threat to life or health.

Based on a report from Kevin Kauffman, Pinnacle Health, Lead Risk Assessor PA 6181, the following conditions shall be met:

1. Conduct a full abatement of all areas identified as containing Lead Based Paint.
2. All work shall be conducted by a contractor that is certified in RRP work and is part of a PA Certified Lead Abatement firm. *Proof in writing* that the contractor is certified in RRP work and part of a PA Certified Abatement firm shall be provided to this office.
3. The residents of the property shall be relocated to another property that is lead-safe or lead-free *during the time that the work is being conducted and until the property has received appropriate clearances by a PA licensed Lead Inspector/Risk Assessor*. Failure to do so shall result in posting the property as an "Dangerous Structure" and condemned until compliance is met based on the report from a reinspection conducted by a Licensed Lead Risk Assessor/Inspector.
4. When work is completed a Clearance Inspection shall be conducted by a Licensed Lead Risk Assessor/Inspector. Clearance results shall meet the most current EPA and/or HUD standards.
5. Continue to evaluate the identified surfaces containing lead annually and maintain the painted surfaces identified as containing lead-based paint immediately if/when reported by the tenant.

ACTION REQUIRED: Contact this office within 15 days to convey your intent and provide a timeline for remediation. Failure to do so will result in posting the property CONDEMNED. If the property is already vacant no one may reside there until all lead paint issues are resolved and a Lead Safe Certificate issued. If the property is still occupied, those tenants will have to vacate also noted in #3 in the above report issued by Pinnacle Health.

An appeal from any decision of the Codes Officer shall be taken to Borough Council. Such appeal shall be made in writing within 10 working days after such decision has been made. The appeal shall be verified by an affidavit, shall state the grounds therefore, and shall be filed with the Borough Secretary. The appellant or his representative shall have the right to appear and be heard.

The Manheim Borough Code of Ordinances can be found online at www.manheimboro.org and if you have questions or would like to discuss this matter further, you may contact me at 717-665-2461 Ext 223.

Thank You,
Donna Czeiner
BCO, FPA, Zoning & Code Official

Inspectors Report Listing

09/12/2022 to 10/06/2022

Total Inspected: 5

Thursday - 09/15/2022

D.Czeiner	Rental	5306	LANC PROPERTIES LLC C/O LARRY SOLLENBERGER	248 S CHARLOTTE ST
D.Czeiner	Rental	5306	LANC PROPERTIES LLC C/O LARRY SOLLENBERGER	248 S CHARLOTTE ST

Wednesday - 09/21/2022

D.Czeiner	Rental	6023	Carroll McCampbell	53 S PENN ST	Unit A
-----------	--------	------	--------------------	--------------	--------

Tuesday - 09/27/2022

D.Czeiner	Rental	5648	John & Sarah Zook	247 S CHERRY ST	sfd
-----------	--------	------	-------------------	-----------------	-----

Thursday - 09/29/2022

D.Czeiner	Rental	6026		319 W DOVER ST	Unit 1
-----------	--------	------	--	----------------	--------

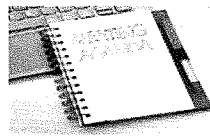
PERMITS

L27-2022	44 W Ferdinand	New 3' black aluminum fence in front/side yard areas
L28-2022	W Gramby	2 5 sq foot signs; one at each end of Market Sq
L29-2022	71 S Heintzelman	New 10x16 Shed in rear yard
L30-2022	36 N Hazel	Replace fence panels to existing fence
L31-2022	101 S Charlotte	Replace curb & sidewalk areas
L32-2022	47 N Hazel	Installing Mini-splits heat pump Pays inspector directly
L33-2022	115 N Main	Adding 100 amp panel & service
L34-2022	328 Dover	Convert space in basement to 1/2 bathroom
L35-2022	231 E Gramby	Yard sale October 5, 6, 7
L36-2022	65 S Grant	Convert a pantry to 1/2 bath
L37-2022	114 S Charlotte	Repair/replace curb & sidewalk

6,231,891.29 PROJECT COSTS
7,316.39 ZONING FEES

Manheim Borough ZONING HEARING AGENDA

Meeting of October 3, 2022 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

CONTINUED

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

V. ZH 3-2022 Regarding 114 S Grant Street; Property Owner Mary Lane, 1209 Town Sq, Manheim, PA is appealing the Zoning Officers decision based on the Zoning Ordinance requirement referencing s/s 220-117 A to submit a zoning application for a change of use. The property is located in the R3 Zone, Tax parcel 4008776100000. Continued from September at the Applicants request.

DENIED

ZH 6-2022 Regarding 200 N Hazel St; Property Owner Inner Circle Funding, LLC, 1770 Oregon Pike, Lancaster, PA and Equitable Owner Lancaster Lebanon Habitat for Humanity, Inc, 443 Fairview Ave, Lancaster, PA 17601 are requesting two Variance approvals; relief from s/s 220-13 E Minimum Lot Area & 220-13 F, Minimum Lot Width requirements per parcel. The intent is to create 13 single family homes on the 4.3-acre lot. Each home will meet the required setbacks, maximum lot coverage, and provide 2 off-street parking spaces. Due to a single lot access, the irregular 6-sided shaped parcel, being a prior quarry and landfill it is proposed that the property cannot be developed in strict conformance with the Zoning Ordinance. The property is located in the R-1 Residential Zone. Tax parcel 4004118500000.

- VI. Public Comments:
- VII. Other Business: None
- VIII. Adjourn @ _____ The next proposed meeting is scheduled for November 7, 2022 @ 7 pm

UPCOMING

Manheim Borough ZONING HEARING AGENDA

Meeting of November 7, 2022 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. Read/Waive the Review of Procedures; request(s) to be heard:
- V. ZH 3-2022 Regarding 114 S Grant Street; Property Owner Mary Lane, 1209 Town Sq, Manheim, PA is appealing the Zoning Officers decision based on the Zoning Ordinance requirement referencing s/s 220-117 A to submit a zoning application for a change of use. The property is located in the R3 Zone, Tax parcel 4008776100000. Continued from October; Decision to be determined.

ZH 7-2022 Regarding 505 W High St; Property Owner, Karl Aumiller 505 W High St, Manheim, PA 17545 is requesting a Special Exception approval pertaining to S/S 220-13 C (1) Accessory Buildings Exceeding 680 sq feet & S/S 220-46 Accessory Buildings Exceeding 680 sq feet A-D. The intent is to build a 36x38x10, 1398 sq ft pole barn to include 3 bays, personal storage area, and a workshop; electric but no plumbing is proposed for the space. Access would be from a new driveway located off S Heintzelman St. The property is located in the R-1 Residential Zone. Tax parcel 4000139300000.
- VI. Other Business: None
- VII. Adjourn @ _____ The next proposed meeting is scheduled for December 5, 2022 @ 7 pm

CITATIONS 2022



RED designates the changes from last report

Continued From 2020- 2021 –

- 311 S Charlotte – Michelle Thompson
Cited 11/5/2020 – Failure to pay Quick Ticket \$75 fine
No plea to date Case Status: Inactive - Certified summons accepted 12/10/2020
- 311 S Charlotte – Michelle Thompson
Cited 11/5/2020 – Failure to pay Quick Ticket \$150 fine
No plea to date Case Status: Inactive Certified summons accepted 12/10/2020
- 214 Eby - Stephanie Marie Brown
Cited 8-2-2021 – Failure to remove uninspected vehicle from backyard
No plea to date; Case Status – Inactive, awaiting plea Inactive still awaiting plea (5-12-2022)
- 311 S Charlotte – Michelle Thompson
Cited 9-21-2021 – Failure to pay Quick Ticket - \$75
No plea to date; Case status – Inactive Certified summons accepted 10-29-2021
- 311 S Charlotte – Michelle Thompson
Cited 9-21-2021 – Failure to pay Quick Ticket - \$150
No plea to date; Case status – Inactive Certified summons accepted 10-29-2021 –
- 29 N Penn – Andrew Trafford Inactive still awaiting plea (5-12-2022)
Cited 10-8-2021 – Failure to pay Quick Ticket - \$75
No plea to date; Case Status – Inactive awaiting plea –
- 18E High – James Gibble
Cited 11-10-2021 – 4 Property Maintenance violations
Plead Not Guilty; hearing was on January 5, 2022. The Judge found Mr. Gibble 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

Civil Action – 199 W Stiegel scheduled at the DJ for February 18, 2022; Violations of a 1998 Zoning Hearing decision and current Zoning Violations – 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

Civil Action – 65 S Grant 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.

Civil Action – 114 S Grant - Mary Lane

Failure to return a multifamily property to a single-family home through a change of use zoning permit and physically Scheduled hearing on April 28 @ 9 am, Found in favor of the defendant.

136 S Main – Michael Neill

Cited 3-29-2022 – 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

419 W Ferdinand – Michael Schreiber

Cited 3-29-2022 Failure to remove or repair shed

No plea to date – plead guilty to citation issued 11-2021 ongoing since 7-2021 Plead guilty

41 W Ferdinand – Elwakdy Mohamed

Cited 3-29-2022 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

234 E Ferdinand – Jay Shelley

Cited 4-8-2022 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

235 E Ferdinand – Jay Shelley

Cited 4-8-2022 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

265 S Charlotte – Mary Smith

Cited 5-11-2022 Failure to replace roof on accessory garage

Plead guilty to citation issued 2021 ongoing since 5-2021

No plea to date

122 N Charlotte – Melvin J. Stoltzfus

Cited 5-11-2022 Failure to secure a rental occupancy permit for 2022 2 units

No plea to date Plead Guilty

135 S Charlotte – Tom-Tom Properties

Cited 5-11-2022 Failure to secure a rental certificate; revoked Occupancy permit

No plea to date; Certified summons accepted 6-29-2022

123 E High – Tom-Tom Properties

Cited 5-11-2022 Failure to secure a rental certificate; revoked Occupancy permit 3 units

No plea to date Certified summons accepted 6-29-2022

113 W Ferdinand – Tom-Tom Properties

Cited 5-11-2022 Failure to secure a rental certificate; revoked Occupancy permit 2 units

No plea to date Certified summons accepted 6-29-2022

232 E Ferdinand – Jay Shelley

Cited 5-17-2022 Failure to secure a rental inspection certificate & tenants living in unit without an annual occupancy permit

No plea to date; plead guilty

156 S Main – Benjamin Lescavage

Cited 2-26-2022 Failure to two tenant vehicles that are not current with inspection removed from property Withdrawn – in compliance

Civil Action – 135 S Oak -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

28 E Gramby – Gary Hauck

Cited 6-23-2022 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

16 N Charlotte -Karen Schmid

Cited 7-22-2022 Failure to remove uninspected vehicle

No plea to date

315 S Cherry – Vine International – Sara Beth Brubaker

Cited 7-22-2022 Failure to replace missing windowpanes

No plea to date; Plead guilty

419 W Ferdinand – John Schreiber

Cited 7-22-2022 Failure to repair or remove shed in severe disrepair – This is 3rd time cited

No plea to date; Plead guilty

72 Miller Dr – Joshua Bennett

Cited 8-31-2022 Failure to pay Quick Ticket fee \$75
No plea to date

28 W Stiegel – Jason Landis

Cited 8-31-2022 Failure to secure a rental license & revoked occupancy permit
No plea to date In compliance - withdrawn

235 E Ferdinand – Jay Shelley

Cited 8-30-2022

Failure to secure a rental license & revoked occupancy permit – 2nd time cited
No plea to date; Plead not guilty – hearing scheduled for October 17, 2022

224 Magnolia – Mena Rezk

Cited 8-30-2022

Failure to secure a rental license & revoked occupancy permit
No plea to date; Plead not guilty – hearing scheduled for October 11, 2022

234 E Ferdinand – Jay Shelley

Cited 8-30-2022

Failure to secure a rental license & revoked occupancy permit
No plea to date; Plead not guilty – hearing scheduled for October 17, 2022

FYI - I contacted the sheriff's department to get about 12 warrants served from citations written that have gone inactive and the defendant never made a plea.

69 N Charlotte – John Erb

Cited 9-15-2022

Failure to secure a rental inspection or license & revoked occupancy permit
No plea to date

109 Mill – Jay Shelley

Cited 9-29-2022

Failure to repair a sidewalk
No plea to date

123 E High -Curt Tomlinson

WARRANTS SERVED

Cited 9-29-2022

Failure to pay a Quick Ticket fine for high G&W \$75

No plea to date

TO BE INCLUDED WITH THE ANNUAL OCCUPANCY PACKET

Manheim Borough

Codes Department



15 East High Street, Manheim, PA 17545 Call 717-665-2461 Ext. 223

October 2022

Dear Landlord,

The Borough has recently adopted a Lead Paint Ordinance joining several other local municipalities which require rental properties to be tested for lead paint and for abating lead paint when necessary.

Currently Lancaster County is the second worst county for lead poisoning in Pennsylvania. One reason being that a majority of homes, including most built in Manheim Borough, were constructed prior to 1978 when the use of lead paint was eventually banned. Lead exposure, from breathing in microscopic lead paint dust created by opening and closing older doors or windows, lead water service pipes, and residual lead paint dust found in soil then brought in by foot traffic creates permanent damage to young children and pregnant women.

Did you know that lead paint chips taste sweet? FACT - Lead poisoning can affect nearly every system in the body. Because lead exposure often occurs with no obvious symptoms, it frequently goes unrecognized. Lead poisoning may cause learning disabilities, reduced IQ, ADHD, behavioral problems and at very high levels, seizures, coma, and death. The impact on babies, younger children and unborn babies are permanent and irreversible so there is no cure other than through prevention.

Our program will require a lead paint test to take place once every six years. The estimated cost is \$250, which equates to about \$3.40 per month per unit over the six-year period and will only apply to dwellings built prior to 1978. The program will be phased in coordinating with the 3-year rental inspection and annual occupancy permit programs. For example, if a Residential Rental Unit is required to be inspected in 2023, the Lead Safe Report for the unit must be submitted as part of the application for the 2024 annual Rental Occupancy Permit which is due by December 31 2023. This office will notify you when your property is due for lead paint testing allowing everyone a fair amount of time to have the test conducted and any abatement required for the property to be in compliance.

While lead paint issues are not limited to rental units, this ordinance only requires inspections and abatement of rental units. The reason is that, unlike owner occupied homes which are completely under the control of those who live in the home, tenants are not in a position to undertake abatement measures such as replacing windows or doors in the homes they are renting.

The entire Lead Paint Ordinance can be reviewed on the Manheim Boroughs website at www.manheimboro.org. Other related information and resources are on the website as well. There are local programs available if you or your tenant qualifies, which may be able to provide sufficient funding for certain upgrades to the property which will eliminate sources of lead such as replacement windows. Please contact the resources noted online for specific information.

As always, if you have any questions, please contact us with questions or for more information.