



**Manheim Borough**  
**15 E High St**  
**Manheim PA 17545**  
**Phone: (717)665-2461**  
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**Violations Report**

**Violation Report Results**

	Notice Number	Status	Inspector	Issue Date	Issued To	House No	Address	Violation
1	V-220207	OPEN	D.Czeiner	03/08/2022	Shelley Jay M	101	E Mill St	Camper Storage
2	V-220207	OPEN	D.Czeiner	03/08/2022	Shelley Jay M	101	E Mill St	Storage of Junk
3	V-220208	OPEN	D.Czeiner	03/08/2022	Shelley Jay M	101	E Mill St	STREET LEGAL VEHICLES
4	V-220209	OPEN	D.Czeiner	03/08/2022	Jay M Shelley	109	E Mill St	Definition - JUNK
5	V-220209	OPEN	D.Czeiner	03/08/2022	Jay M Shelley	109	E Mill St	Storage of Junk
6	V-220210	CLOSED	D.Czeiner	03/17/2022	Floyd C & Sandra Lea Phillips	67	N Main St	WATER HEATING FACILITIES
7	V-220211	OPEN	D.Czeiner	03/17/2022	Jay M Shelley	234	E Ferdinand St	STREET LEGAL VEHICLES
8	V-220212	OPEN	D.Czeiner	03/17/2022	Jay M Shelley	235	E Ferdinand St	PROTECTIVE TREATMENT (EXTERIOR)
9	V-220213	OPEN	D.Czeiner	03/17/2022	Bradley L Moyer	17	S Penn St	PROTECTIVE TREATMENT (EXTERIOR)
10	V-220214	OPEN	D.Czeiner	03/21/2022	Agesen Douglas W Sr & Tammy L	42	E High St	STREET LEGAL VEHICLES
11	V-220215	OPEN	D.Czeiner	03/24/2022	Garcia Angel Tomas Almodovar	111	S Grant St	STREET LEGAL VEHICLES
12	V-220216	OPEN	D.Czeiner	03/24/2022	Triple L Real Estate Llc	57	S Charlotte St	Zoning Permit Required
13	V-220217	OPEN	D.Czeiner	03/24/2022	Stoltzfus Eli B	58	S Veterans Aly	Zoning Permit Required
14	V-220218	CLOSED	D.Czeiner	03/24/2022	Guy L Martin	59	S Charlotte St	STREET LEGAL VEHICLES
15	V-220219	OPEN	D.Czeiner	03/24/2022	Wolf Michael L & Patricia L	64	S Main St	STREET LEGAL VEHICLES
16	V-220220	OPEN	D.Czeiner	03/24/2022	Carl & Connie Weaver	69	S Charlotte St	STREET LEGAL VEHICLES
17	V-220221	OPEN	D.Czeiner	03/24/2022	Nilda Rivera	220	N Pitt St	STREET LEGAL VEHICLES
18	V-220222	OPEN	D.Czeiner	03/28/2022	Rng Llc	27	E Ferdinand St	ACT 45 PERMIT REQ ( COMMERCIAL)
19	V-220223	OPEN	D.Czeiner	03/28/2022	Benjamin J Lescavage	156	S Main St	STREET LEGAL VEHICLES
20	V-220224	OPEN	D.Czeiner	03/29/2022	Tim & Susan Sterling	151	S Wolf St	ACT 45 PERMIT REQ (RESIDENTIAL)
21	V-220224	OPEN	D.Czeiner	03/29/2022	Tim & Susan Sterling	151	S Wolf St	Zoning Permit Required
22	V-220225	OPEN	D.Czeiner	03/31/2022	S Eshleman C/o Benjamin Eshleman	44	Crescent Dr	PROTECTIVE TREATMENT (EXTERIOR)
23	V-220225	OPEN	D.Czeiner	03/31/2022	S Eshleman C/o Benjamin Eshleman	44	Crescent Dr	ROOFS AND DRAINAGE
24	V-220226	OPEN	D.Czeiner	03/31/2022	Tom Tom Properties, Llc	135	S Charlotte St	REVOKE OCCUPANCY PERMIT
25	V-220227	OPEN	D.Czeiner	03/31/2022	123 E High St. Properties Lp	123	E High St	REVOKE OCCUPANCY PERMIT

## Violation Report Results

	Notice Number	Status	Inspector	Issue Date	Issued To	House No	Address	Violation
26	V-220228	OPEN	D.Czeiner	03/31/2022	113 W Ferdinand At Property Lp	113	W Ferdinand St	REVOKE OCCUPANCY PERMIT

NO ZOMING MTG

SEE ATTACHED

224 MAGNOLIA

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**Lead Paint Violation - Abatement**

*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.*

3-10-2022

Mena Rezk  
1048 Mt. Joy Rd  
Manheim, PA 17545

Regarding: 224 Magnolia St  
Violation of: Lead Paint Abatement

It was brought to the attention of Manheim Borough that your property contains lead paint and remediation is required ASAP.

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*.

IPMC Code Sub-section; 301.1 General Abate/Abatement

When used in connection with lead-based coating, the reduction of, removal of or encapsulation of lead, followed by the thorough cleanup and post-cleanup treatment from the surfaces and sources that promote exposure resulting in the possibility of lead toxicity or poisoning, which abatement shall be a manner approved or determined to be appropriate by the Code Official.

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,

3/7/2022	21-2022	70 N Oak	Roof Mounted Solar System	\$ 31,203.00	\$ -	New Solar panels
3/10/2022	22-2022	70 N Fulton	Roof Mounted Solar System	\$ 50,000.00	\$ -	New Solar panels
3/10/2022	23-2022	37 N Clay	Addition	\$ 108,845.00	\$ -	Adding a second story addition - no fee - resubmission
3/11/2022	24-2022	176 N Charlotte	Yard Sale	\$ -	\$ -	Register Yard Sale 3-19 or 3-26 dependant on weather
3/11/2022	25-2022	140 N Laurel	Fence	\$ 4,830.00	\$ 50.00	New 54" black aluminum fence in side & rear yard
3/15/2022	26-2022	132 E Ferdinand	Renovation	\$ 39,485.00	\$ -	Enlarging existing 1/2 bath; making a full bath
3/16/2022	27-2022	219 W Gramby	Fence	\$ 3,000.00	\$ 50.00	Enclose a prtion of te backyard w/4' black chain link fence
3/21/2022	28-2022	59 S Hazel Rear	Demo	\$ 500.00	\$ 50.00	Remove 288 Sq' Shed - no electric or water service
3/23/2022	29-2022	1 Clair Blvd	Elevator	\$ 100,000.00	\$ -	Install a new elevator & renovations
3/24/2022	30-2022	63 S Fulton	Fence	\$ -	\$ 50.00	Add 5' wood fence to backyard
3/28/2022	31-2022	111 S Penn	Reflection Rooms	\$ 8,940.00	\$ -	Adding 2 reflection rooms to 2 classrooms
3/29/2022	32-2022	207 N Linden	Remodal 1st floor	\$ 20,000.00	\$ -	Redesign 1st floor; new windows, relocate HVAC & Gas line
3/31/2022	33-2022	Market Sq	Event Signs	\$ -	\$ -	Place 1 event sign at each end of Market Sq
3/31/2022	34-2022	126 E Gramby	Sidewalk	N/A	\$ 75.00	Replace 9' of public sidewalk
4/5/2022	35-2022	61 S Heintzleman	Patio	\$ 5,000.00	\$ 50.00	Replace existing patio same size - 240 sq ft
4/5/2022	36-2022	169 N Main	Repairs/renovation	\$ 30,000.00	\$ -	Demo & restore damage from vehicle impact
4/6/2022	37-2022	166 S Main	Addition	\$ 5,000.00	\$ 50.00	Add 2nd floor room addition 14' 6"x 16' living room area
4/6/2022	38-2022	743 W High	Fence	\$ 5,000.00	\$ 50.00	New 6' wood privacy fence around rear yard perimeter
4/7/2022	39-2022	173 N Linden	SFD	\$ 272,870.00		Remove fire damaged SFD, inground pool and acc building; replace with new 2070 sq ft 4 bedroom SFD w/ attached garage

# CITATIONS 2021



RED designates the changes from last report

## Continued From 2020 –

- 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

- 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

Cited 10-8-2021 – Failure to pay Quick Ticket - \$75

No plea to date; Case Status – Inactive awaiting plea

- 18E High – James Gible

Cited 11-10-2021 – 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

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

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

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

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

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

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

235 E Ferdinand – Jay Shelley

Cited 4-8-2022 Failure to remove a vehicle with expired inspection

No plea to date

# Inspectors Report Listing

03/04/2022 to 04/08/2022

Total Inspected: 13

## Monday - 03/07/2022

D.Czeiner	Rental	5917	Adriano Hauck	030 E STIEGEL ST	SFD
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## Wednesday - 03/09/2022

D.Czeiner	Rental	5946	KAWANNA HINTON	139 S GRANT ST	Unit A1
D.Czeiner	Rental	5946	KAWANNA HINTON	139 S GRANT ST	Unit B2

## Thursday - 03/10/2022

D.Czeiner	Rental	5770	REZK MENA	224 MAGNOLIA ST	SFD
D.Czeiner	Rental	5780	65 ESTATE TRUST/Mr. James Quinn	65 N MAIN ST	SFD

## Wednesday - 03/16/2022

D.Czeiner	Rental	5670	JAY M SHELLEY	234 E FERDINAND ST	SFD
D.Czeiner	Rental	5984	DAVID F REIST	60 N MAIN ST	Unit 2

## Wednesday - 03/23/2022

D.Czeiner	Rental	5640	SAMUEL B KING	234 S CHARLOTTE ST	Unit B2 second floor
D.Czeiner	Rental	5640	SAMUEL B KING	234 S CHARLOTTE ST	Unit A1 first floor

## Tuesday - 04/05/2022

D.Czeiner	Rental	5556	Steiner Investments LLC / Ethan Gobble	57 S MAIN ST	SFD
D.Czeiner	Rental	5556	Steiner Investments LLC / Ethan Gobble	57 S MAIN ST	Unit 2
D.Czeiner	Rental	5556	Steiner Investments LLC / Ethan Gobble	57 S MAIN ST	Unit 1
D.Czeiner	Rental	5556	Steiner Investments LLC / Ethan Gobble	57 S MAIN ST	Unit 1

March 14, 2022

## Manheim Borough Historic Commission Minutes

- Pledge of Allegiance
- Roll Call
  - Donna Hlavacek – Chairperson
  - Dennis Brennan – Vice Chairperson
  - Deborah Kimmet – Secretary
  - Brandon Hay – Member
  - Sharry Theal - Member
  - Donna Czeiner – BCO, FPA, Zoning & Code Official
- No Minutes for November 8, 2021, were presented; therefore, no approval will be made.
- Motion to approve Minutes for February 14, 2022: Ms. Theal
  - Second: Mr. Hay
  - Motion passed: 5-0
- Welcome Guest
  - Jim Diehm – 230 West Ferdinand Street
- New Business
  - Mr. Diehm proposed replacing the front porch floor, ceiling, roof, support posts, guards and handrails at his property, 230 West Ferdinand Street. Below is a list of the key elements reviewed. Products to be from Superior Plastic Products.
    - The floor will be a composite tongue and groove style similar to existing, in pewter.
    - The ceiling will be a white vinyl, similar to existing.
    - The posts will be 6" straight vinyl, with top and bottom trim in the Federal style, in white.
    - The decorative balusters will be the Vintage style, in white.
    - The post caps will be the 500 Series, in white.
    - The railing height will remain at the historically accurate height of 29".
    - The metal stair railing at the front of the porch will be replaced with the style noted above.
    - The rubber roof over the porch will be replaced with asphalt shingles that match the house.
    - The existing porch pediment will remain, just be repainted.



- Motion to approve Mr. Diehm's proposal as noted above: Ms. Theal
    - Second: Mr. Hay
    - Motion passed: 5-0
- We then reviewed the application for replacement windows, as discussed at last month's meeting, for 2 Market Square.
  - Motion to approve the application as submitted: Mr. Brennan
    - Second: Ms. Theal
    - Motion passed: 5-0
- Motion to adjourn: Ms. Theal
  - Second: Mr. Brennan
  - Motion passed: 5-0
- Next scheduled meeting is April 11, 2022, at 7:00 PM.