

R+k-03-09



pennsylvania
OFFICE OF OPEN RECORDS



Springettsbury Township
1501 Mt. Zion Road
York, PA 17402
(717) 757-3521 (Phone)
(717) 505-0455 (Fax)
www.springettsbury.com

STANDARD RIGHT-TO-KNOW REQUEST FORM

DATE REQUESTED: March 10, 2009

REQUEST SUBMITTED BY: E-MAIL U.S. MAIL FAX IN-PERSON

NAME OF REQUESTOR: Stacey R. MacNeal, Esquire

STREET ADDRESS: 345 East Market Street

CITY/STATE/COUNTY (Required): York, PA 17403

TELEPHONE (Optional): [REDACTED]

RECORDS REQUESTED:

**Provide as much specific detail as possible so the agency can identify the information.*

All Notices of Violations relating to property located at 1190 Graham Street and issued by the Township from August 1, 2007 to date.

DO YOU WANT COPIES? YES or NO

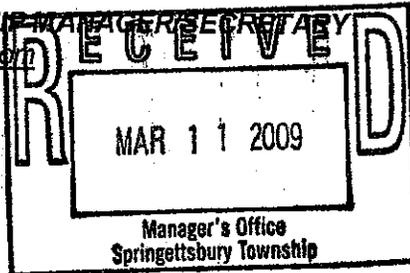
DO YOU WANT TO INSPECT THE RECORDS? YES or NO

DO YOU WANT CERTIFIED COPIES OF RECORDS? YES or NO

RIGHT TO KNOW OFFICER: JOHN J. HOLMAN, TOWNSHIP MANAGER/SECRETARY
john.holman@springettsbury.com

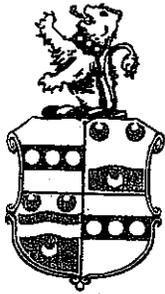
DATE RECEIVED BY THE AGENCY: 3/11/09

AGENCY FIVE (5)-DAY RESPONSE DUE: 3/18/09



****Public bodies may fill anonymous verbal or written requests. If the requestor wishes to pursue the relief and remedies provided for in this Act, the request must be in writing. (Section 702.) Written requests need not include an explanation why information is sought or the intended use of the information unless otherwise required by law. (Section 703.)**

Questions: please contact the Office of Open Records at (717) 346-9903 or openrecords@state.pa.us



COAT OF ARMS OF SPRINGETT PENN
1701-1731

SPRINGETTSBURY TOWNSHIP

1501 Mt. Zion Road
York, Pennsylvania 17402
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email: info@springettsbury.com

POLICE: (717) 757-3525 FAX: (717) 840-1908
POLICE & FIRE EMERGENCIES - DIAL 911
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WASTEWATER TREATMENT FACILITY
3501 NORTH SHERMAN STREET
FAX: (717) 840-0680

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SECRETARY

March 13, 2009

Stacey R. MacNeal, Esquire
345 East Market Street
York, PA 17403

Re: **RIGHT-TO-KNOW REQUEST**

Dear Ms. MacNeal,

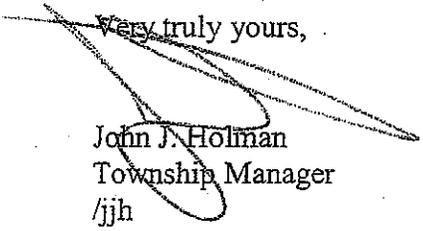
Thank you for writing to Springettsbury Township with your request for information pursuant to the Pennsylvania Right-To-Know law.

On March 11, 2009, the Township received your request for "Notices of Violations" for the property located at 1190 Graham Street. Your request is approved.

The cost of reproduction of the documents is \$1.75. Please forward payment to my office made payable to Springettsbury Township in this amount. The documents will be released upon receipt of payment.

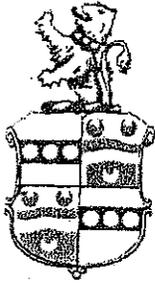
If you have any questions please do not hesitate to contact me.

Very truly yours,


John J. Holman
Township Manager

/jjh

File: Right-to-Know



COAT OF ARMS OF SPRINGETT TOWNSHIP
1701-1731

SPRINGETTSBURY TOWNSHIP

1501 MT. ZION ROAD
YORK, PENNSYLVANIA 17402
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JOHN J. HOLMAN
SECRETARY

September 4, 2007

Via Regular Mail & Via Facsimile (717-843-2703)

Joe Darrah
1099 Kings Mill Road
York, PA. 17403

RE: **STOP WORK ORDER**
Work Without Approved Permits or Approvals
1190 Graham Street
PIN: 460000630000000
Springettsbury Township, York County, PA

Dear Mr. Darrah:

The Township has issued a **STOP WORK ORDER** dated August 31, 2007 for the unapproved work on the exterior grounds; interior building demolition; and paring of trailers at the above referenced address. This **STOP WORK ORDER** is effective until such time the work undertaken or will be undertaken is approved through the applicable building permits, zoning approvals, flood plain requirements and respective regulatory agencies are met.

An unannounced site visit was made by the Township on Saturday, September 1, 2007 and it appears that the **STOP WORK ORDER** issued by Township Staff on Friday, August 31, 2007 was ignored. Work was continuing with grading of the parking area for the trailers in a flood plain and wet land and interior demolition. Be advised that violations of the 2006 Uniform Construction Codes carry in \$1,000/day penalties; and zoning violations can carry in \$500/day if there is no appeal to the Zoning Hearing Board. If you have questions or comments contact me at 717-757-3521 to make an appointment.

Very truly yours,

Harish B. Rao, P.E.
Springettsbury Township Zoning Officer

Cc: John J. Holman, Springettsbury Township Manager
Charles Rausch, Springettsbury Township Solicitor
John Luciani, PE, Springettsbury Township Engineer
Robert Fetter, York County Conservation District
Ronald C. Eberts, Jr. PA DEP Southcentral Region
Robert Katherman, Katherman, Heim & Perry



September 12, 2007

Via Regular Mail & Electronic Mail

Joe Darrah
1099 Kings Mill Road
York, PA. 17403

RE: **REVISED STOP WORK ORDER**
Work Without Approved Permits or Approvals
1190 Graham Street
PIN: 460000630000000
Springettsbury Township, York County, PA

Dear Mr. Darrah:

The Township revises its **STOP WORK ORDER** dated August 31, 2007 for the above referenced address. This revised **STOP WORK ORDER** dated September 12, 2007 will allow the work of removal and stabilization of the wetlands in accordance with LSC Design letter to PA DEP dated September 12, 2007 ONLY. The referenced letter is attached.

The Township will exercise its responsibility to conduct unannounced inspections of the property at anytime. If you have questions or comments contact me at 717-757-3521 to make an appointment.

Very truly yours,

Harish B. Rao, P.E.
Springettsbury Township Zoning Officer

Cc: John J. Holman, Springettsbury Township Manager
Charles Rausch, Springettsbury Township Solicitor (via electronic mail)
John Luciani, PE, Springettsbury Township Engineer (via electronic mail)
Robert Fetter, York County Conservation District (via electronic mail)
Ronald C. Eberts, Jr. PA DEP Southcentral Region (via electronic mail)
Robert Katherman, Katherman, Heim & Perry (via electronic mail)

December 17, 2007

Via Regular Mail

Robert Katherman
Law Offices of Katherman, Heim & Perry
345 east Market Street
York, PA 17403

RE: **Notice of Violations**
1190 Graham Street
Zoning: Open-Space (O-S) Map: 46-60 Parcel: 0063
Springettsbury Township, York County, PA

Dear Mr. Katherman:

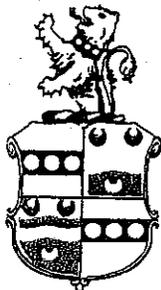
The Township has inspected the site on December 14, 2007 and has noted the following infractions:

1. Parking of box trailers on the site is not a permitted use within an Open Specae Zoning District. Either apply for a Use Variance from Article XVII, *Open Space District*, §325-73, *Permitted Uses* must be sought from the Zoning Hearing Board OR remove the trailers from this site;
2. It appears that the trailers parked to the south of the building are located above a Springettsbury Township sewer line and must be relocated;
3. No further access on Graham Street south of the chain fence is permitted;
4. to be parked on the property;
5. NO public will be permitted to visit;
6. NO signage;
7. No advertisements, banners or endorsements.
8. The property will be kept and maintained neat at all times.

Any violations or abuse will result in the Township taking any or all actions as allowed by law. If you have questions or comments please contact me at 717-757-3521 or Hrao@Springettsbury.com.

Very truly yours,

Harish B. Rao, P.E.
Zoning Officer



COAT OF ARMS OF SPRINGETT PENN
1701-1731

SPRINGETTSBURY TOWNSHIP

1501 Mt. Zion Road
York, Pennsylvania 17402
(717) 757-3521 FAX: (717) 757-7856
www.springettsbury.com
email: info@springettsbury.com

POLICE: (717) 757-3525 FAX: (717) 840-1908
POLICE & FIRE EMERGENCIES - DIAL 911
RECREATION OFFICE: (717) 505-0406

WASTEWATER TREATMENT FACILITY
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FAX: (717) 840-068

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SECRETARY

March 3, 2008

Via Regular Mail and Facsimile

Atty Robert Katherman
Katherman, Heim & Perry
345 East Market Street
York, PA 17403

RE: **NOTICE OF VIOLATIONS**
1190 Graham Street
PIN: 460000630000000
Springettsbury Township, York County, PA

Dear Atty Katherman:

The Township has inspected the above referenced site and has noted the following violations that must be corrected within 30-days of the date of this letter:

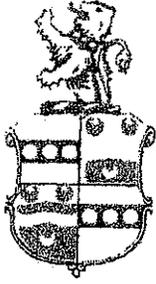
1. Parking of box trailers on the site is not a permitted use within an Open Space Zoning District (O-S). Either apply for a Use Variance from Article XVII, *Open Space District, §325-73, Permitted Uses* must be sought from the Zoning Hearing Board OR remove the trailers from this site;
2. It appears that the box trailers and other miscellaneous vehicles parked behind the building are located above a Springettsbury Township sewer easement and must be relocated;
3. Box trailers and vehicles with signage are not allowed on this property and must be removed;
4. Fill materials (i.e. soils and rock) have been placed on to the original ground surface for the purpose of elevating parking areas in both the front & rear of the building; and an access road to the rear. These Earthmoving activities have occurred without the proper approvals within the floodplains of Mill Creek. These additional fills must be removed to the elevation ;

Correct these violations within 30-days of the date of this letter or the Township taking any or all actions as allowed by law. The Township will monitor the situation to include weekends. If you have questions contact me at 757-3521.

Very truly yours,

Harish B. Rao, P.E.
Springettsbury Township Zoning Officer

Cc: John Holman, Springettsbury Township Manager
Charlie Rausch, Springettsbury Township Solicitor



COALITION OF TOWNSHIPS OF SPRINGETT, PENN.
(701-1771)

SPRINGETTSBURY TOWNSHIP

1501 Mt. Zion Road
York, Pennsylvania 17403
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email: info@springettsbury.com

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Michael K. ...

TOWNSHIP MANAGER

John J. ...
Secretary

April 14, 2008

Via Regular Mail

Robert Katherman
Katherman, Heim & Perry
345 East Market Street
York, PA 17403

RE: **NOTICE OF VIOLATION**
Noncompliance with Springettsbury Township Zoning Ordinance
1190 Graham Street
Map 46-60; Parcel 0063
Springettsbury Township, York County, PA

Dear Attorney Katherman:

The Township sends this letter as a follow up to our previous letter dated March 3, 2008 regarding the zoning infractions at the above referenced property address owned by Joe Darrah. An unannounced inspection of the property has revealed that the illuminated trailer signage facing Interstate 83 within the front setback is prohibited in accordance the Springettsbury Township Zoning Ordinance, Article XXIV, §325-105. The signage in question is considered a mobile sign and must be removed.

Please be advised that this is your **FINAL NOTICE**. You will not receive another letter from the Township asking you to remedy this situation. Mr. Darrah must remove the mobile sign within 7-days from receipt of this letter. If the situation continues, the Township will proceed to file charges with the District Justice.

YOU HAVE THE RIGHT TO APPEAL THIS DECISION TO THE ZONING HEARING BOARD WITHIN 30 DAYS OF RECEIPT OF THIS NOTICE. YOUR FAILURE TO COMPLY WITH THIS NOTICE WITHIN THE TIME SPECIFIED UNLESS EXTENDED BY APPEAL TO THE ZONING HEARING BOARD CONSTITUTES A VIOLATION OF THE ORDINANCE WHICH MAY RESULT IN A PENALTY INCLUDING ALL COURT COSTS AND REASONABLE ATTORNEY FEES INCURRED BY THE TOWNSHIP. EACH DAY THAT THE VIOLATION CONTINUES MAY CONSTITUTE A SEPARATE VIOLATION.

If you have any questions, contact me at 717-757-3521.

Handwritten signature of Harish B. Rao.

Harish B. Rao, P.E.
Springettsbury Township Zoning Officer

Cc: Township Solicitor Nicole Ehrhart



COAT OF ARMS OF SPRINGETT PENN
1701-1731

SPRINGETTSBURY TOWNSHIP

1501 Mt. ZION ROAD
YORK, PENNSYLVANIA 17402
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TOWNSHIP MANAGER

JOHN J. HOLMAN
SECRETARY

August 4, 2008

Via Regular Mail

Joe Darrah
513 East Lancaster Street
Red Lion, PA 17356

Re: **Denial of Sign Permit Application**
On-Site Pole Sign
1190 Graham Street
Map: 46-60 Parcel: 0063
Open-Space (O-S) Zoning District
Springettsbury Township, York County, PA

Dear Mr. Darrah:

The Township has reviewed your Sign Permit Application dated July 28, 2008 for the above referenced location and has denied it for the following reasons:

1. The message on the signage is advertising or referring to an off-premise business (i.e. White Rose Ambulance); not to the onsite business.

Zoning Ordinance Reference: ARTICLE XXIV, § 325-105. E., *Prohibited Signs*.

It shall be unlawful for any person, firm or corporation to erect any sign in the Township unless it is specifically permitted in this Article. Unlawful signs include, but are not limited to:

- E. Any sign, outside of the G-I District, which advertises or publicizes an activity or business not conducted on the premises, except civic event signs.*
2. The sign surface is made of vinyl material, a prohibited material for permanent signs.

Zoning Ordinance Reference: *ARTICLE XXIV § 325-103. General Regulations.*

The following restrictions and regulations shall be applicable to all signs unless otherwise specified:

- A. Materials: All signs, excluding awning and window signs, shall be constructed only from wood, metal, stone or other material as determined by the Township which has the general appearance of structures composed primarily of wood, metal or stone with painted, engraved or raised messages. Sign materials should complement the original construction materials and architectural style of the building facade on which they are to be displayed. If plywood is used, medium density overlay shall be used as a minimum grade. Bare plywood is prohibited.*

Therefore the signage is prohibited and must be removed within 30-days of the date of this letter.

YOU HAVE THE RIGHT TO APPEAL THIS DECISION TO THE SPRINGGETTSBURY TOWNSHIP ZONING HEARING BOARD WITHIN 30-DAYS OF THE DATE OF THIS LETTER. YOUR FAILURE TO COMPLY WITH THIS NOTICE WITHIN THE TIME SPECIFIED UNLESS EXTENDED BY APPEAL CONSTITUTES A VIOLATION OF THE ORDINANCE WHICH MAY RESULT IN A PENALTY INCLUDING ALL COURT COSTS AND REASONABLE ATTORNEY FEES INCURRED BY THE TOWNSHIP. A LIEN MAY BE PLACED AGAINST YOUR PROPERTY. EACH DAY THAT THE VIOLATION CONTINUES MAY CONSTITUTE A SEPARATE VIOLATION.

Applications for appeal may be downloaded from the Township website at www.Springgettsbury.com and are available at the Township Administration Building. Should you have any questions or require clarification contact me at 717-757-3521.

Very truly yours,



Harish B. Rao, P.E.
Springgettsbury Township Zoning Officer

Enclosure: 1190 Graham Street, Sign Permit Application-Stamped DENIED

Cc: Nicole Ehrhart, Springgettsbury Township Solicitor (w/enclosure)
White Rose Ambulance (w/out enclosure)