

OPEN RECORDS REQUEST

RTK 674

4/3/2020

I would like to submit an Open Records Request for the following site:

118 Pleasant Acres Road  
York, PA 17402  
Type of Business: Skilled Nursing  
Acreage: 12

BUILDING DOCUMENTS (if available or applicable):

- Approved Site Plans
- Confirm if there are any documented Open/Unresolved building violations cases

CERTIFICATE(S) OF OCCUPANCY:

- All valid Certificate(s) of Occupancy
- If no CO is available or if the CO is expired, would the absence or expiration be considered a violation?
- In the event that it is considered a violation, could you kindly provide us with the information regarding any penalties as well as the rules on obtaining a proper Certificate of Occupancy?
- Is it a requirement to transfer or re-issue a Certificate of Occupancy upon change of ownership?

ZONING DOCUMENTS (if available or applicable):

*(Please note that we also requested a Zoning Verification Letter from the Zoning Department)*

- Special or Conditional Use Permit
- PUD Ordinances
- Zoning/Planning Board/City Council Decisions
- Variance Approval
- Confirm if there are any documented Open/Unresolved zoning violations cases

FIRE DOCUMENTS (if available or applicable):

- Confirm if there are any documented Open/Unresolved fire violations cases

Sincerely,

Alyssa Reed

F: (888) 435-1195

+ Also included is a Zoning Verification Letter to be Completed.

By A. Gibb

RTK 674

Date Received 4/3/2020

5 Day Response Due 4/10/2020

30 Day Response Due 5/10/2020

CRE Zoning  
24 N. High St. Ste. 103  
Akron, OH 44308  
Alyssa Reed

4/3/2020

Subject Property:	<b>118 Pleasant Acres Road York, PA 17402 Type of Business: Skilled Nursing Acreage: 12</b>
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In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

**1. The current zoning classification of the subject property is:**

**2. According to the current zoning ordinance the zoning districts for the abutting properties are:**

North: \_\_\_\_\_ South: \_\_\_\_\_  
East: \_\_\_\_\_ West: \_\_\_\_\_

**3. According to the zoning ordinances and regulations for this district, the current use of the subject property is a:**

- Permitted Use by Right
- Permitted Use by Special/Specific Use Permit  Copy Attached  Copy Not Available (see comment)
- Permitted Use by Conditional Use Permit  Copy Attached  Copy Not Available (see comment)=
- Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)
- Non-Permitted Use

Comment: \_\_\_\_\_

**4. To the best of our knowledge, the subject structure(s) was developed:**

- In accordance with Current Zoning Code Requirements and is Legal Conforming
- Non-conforming (see comments)
- In accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal Non-conforming to current zoning requirements.
- Prior to the adoption of the Zoning Code and is Grandfathered/Legal Non-conforming to current zoning requirements
- In accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirement; the subject property would be considered legal non-conforming.

Comment: \_\_\_\_\_

**5. Information regarding variances, special permits, exceptions, ordinances or conditions:**

- There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property (see comments):
- The following apply to the subject property (see comments):
- Variance-Documentation attached or is otherwise, no longer available (see comment)
- Special Permit/Exception/Conditional Use Permit Documentation attached or is otherwise, no longer available (see comment)
- Ordinance Documentation attached or is otherwise, no longer available (see comment)
- Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: \_\_\_\_\_

**6. Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:**

- May be rebuilt in its current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable).
- May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations or requirements.

Comment: \_\_\_\_\_

**7. Code Violations Information:**

- There do NOT appear to be any outstanding/open zoning, building, or fire code violations that apply to the subject property.
- The following outstanding/open  zoning /  building /  fire code violations apply

Comment: \_\_\_\_\_

**8. Certificate of Occupancy, status:**

- A valid Certificate of Occupancy has been issued for the subject property and is attached.
- Certificates of Occupancy have been issued and are in effect for all buildings and, if required, for all units at the Property; however, we are unable to locate a copy in our records. The absence of a copy of the Certificate(s) of Occupancy will not give rise to any enforcement action affecting the property.
- Certificates of Occupancy for projects constructed prior to the year \_\_\_\_\_ are no longer on file with this office. The absence of a copy of the Certificate(s) of Occupancy will not give rise to any enforcement action affecting the property. A Certificate of Occupancy will only be required for new construction.
- A Certificate of Occupancy is not required for the subject property.

Comment: \_\_\_\_\_

This information was researched on \_\_\_\_\_ by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requester. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

By:

Printed Name:

Title:

Department:

Date:



CREST OF SPRINGETTSBURY  
INCORPORATED 1891

# 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 and Fire Emergencies - Dial 911  
Recreation Office: 717-505-0406

Wastewater Treatment Facility  
3501 North Sherman Street  
717-757-3521 Fax: 717-840-0680

## BOARD OF SUPERVISORS

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## TOWNSHIP MANAGER

Benjamin B. Marchant

April 7, 2020

Ms. Alyssa Reed  
CRE Zoning  
24 N. High St. Ste. 103  
Akron, OH 44308

Re: **RIGHT-TO-KNOW REQUEST – Property 118 Pleasant Acres Road**

Dear Ms. Reed,

Thank you for writing to Springettsbury Township with your request for:

Site: 118 Pleasant Acres Road, York, PA 17402  
Type of Business: Skilled Nursing  
Acreage: 12

### Building Documents:

- Approved site plans
- Confirm if there are any documented Open/Unresolved building violations cases

### Certificates of Occupancy

- All valid Certificates of Occupancy
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### Zoning Documents

- Zoning Verification Letter sent to the Zoning Document - included in attachment
- Special or Conditional Use Permit
- PUD Ordinances
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Fire Documents

- Confirm if there are any documented Open/Unresolved fire violations

Also provided was a Zoning Verification Letter requesting be completed.

I have reviewed the request and given the extenuating circumstances affecting Township operations in response to COVID-19, an extension of time to respond is required due to the reasons set forth below. The Township anticipates responding to your request on or before May 10, 2020.

- Timely response to the access cannot be accomplished due to bona fide and specified staffing limitations.

At this time there are no fees anticipated with your request. You will be advised of any fees required upon the complete review of available records.

Thank you,



Abegale Gibb

Right to Know Officer

File: Right-to-Know 674



CREST OF SPRINGETTSBURY  
INCORPORATED 1891

# 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 and Fire Emergencies - Dial 911  
Recreation Office: 717-505-0406

Wastewater Treatment Facility  
3501 North Sherman Street  
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Donald P. Bishop

Robert F. Cox

## TOWNSHIP MANAGER

Benjamin B. Marchant

April 24, 2020

Ms. Alyssa Reed  
CRE Zoning  
24 N. High St. Ste. 103  
Akron, OH 44308

Re: **RIGHT-TO-KNOW REQUEST – Property 118 Pleasant Acres Road**

Dear Ms. Reed,

Thank you for writing to Springettsbury Township with your request for:

**Site: 118 Pleasant Acres Road, York, PA 17402**  
**Type of Business: Skilled Nursing**  
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**Fire Documents**

- **Confirm if there are any documented Open/Unresolved fire violations**

**Also provided was a Zoning Verification Letter requesting be completed.**

The records related to your request and the requested Zoning Verification Letter are available in PDF format. The file size of these records made them too large to transmit as email attachments. The records can be accessed via this link (also provided in the email response):



*Pennsylvania Right To Know Law, Act 3 of 2008 Section 704. Electronic Access:  
(b)(1) In addition to the requirements of section 701, an agency may respond to a request by notifying the requester that the record is available through publicly accessible electronic means or that the agency will provide access to inspect the record electronically. (b)(2) If the requester is unwilling or unable to access the record electronically, the requester may, within 30 days of following receipt of the agency notification, submit a written request to the agency to have the record converted to paper. The agency shall provide access to the record in printed form within five days of the receipt of the written request for conversion to paper.*

No additional records related to your request exist. Please be advised, the Township does not manage a Fire Department. The Township Fire Services are managed by a regional organization, York Area United Fire and Rescue, 50 Commons Drive, York, PA 17402.

*Per Pennsylvania Right to Know Law, Act 3 of 2008, Section 705: Creation of record.  
When responding to a request for access, an agency shall not be required to create a record which does not currently exist or to compile, maintain, format or organize a record in a manner in which the agency does not currently compile, maintain, format or organize the record.*

You have a right to appeal denial of information in writing to Erik Arneson, Executive Director, Office of Open Records, 333 Market Street, 16<sup>th</sup> Floor, Harrisburg, PA 17101-2234

If you choose to file an appeal, you must do so within fifteen (15) business days of the mailing date of the agency's response, as outlined in Section 1101 of the Right-To-Know Law. Please be advised that this correspondence will serve to close this record with our office as permitted by law. If you have any questions, please do not hesitate to contact me.

Thank you,

A handwritten signature in blue ink, appearing to read 'Abegale Gibb'.

Abegale Gibb

Right to Know Officer

File: Right-to-Know 674