



September 20, 2012

Michele Solt, R.A.
Calabrese Good Architects
134 West Main Street
Leola, PA 17540

**Re: Application for Appeal, 1947 Fruitville Pike, Tenant "Frozen Yo"
Written Decision Based on Independent Board of Appeals Review
Variance Granted for UCC 2009 IPC Sections 403.1 and 403.2**

Ms. Solt,

The Pennsylvania Uniform Construction Code (UCC) Board of Appeals (BOA) received the Application for Appeal (written brief and documents) dated September 13, 2012 and independently reviewed, without a public hearing, the request for variance of 2009 International Plumbing Code sections 403.1, Minimum number of fixtures and 403.2, Separate facilities, exception 2 for the above referenced location. The BOA believes the occupant load should not exceed 15 at any given time, the occupancy resembles a mercantile in terms of required plumbing facilities and the occupant load has a short turnover (10 to 15 minutes) based on the nature of the occupancy.

Chairperson Maryann Marotta, Steve Kelley and Paul Frazee were present. Barbara Bieganski was absent and Keith Good recused himself.

A motion was made by Paul Frazee to grant the requested variance by eliminating the existing men's toilet room and converting the women's toilet room into a unisex toilet room. The existing men's toilet room will be used for storage. The following conditions are also part of the decision:

- The proposed floor plan that was submitted was not part of the BOA's decision
- The existing plumbing rough-ins must be maintained for future use.
- Any tenant alterations of the corridor require a building permit.

The motion was seconded by Steve Kelley. The motion passed unanimously.

1840 MUNICIPAL DRIVE • LANCASTER, PA 17601-4105

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Please contact me at 717-569-6406 extension 117 should you have any questions.

Sincerely,
Manheim Township

A handwritten signature in black ink, appearing to read "DC Forry", written in a cursive style.

Donald C Forry
Director of Code Compliance

PC: Board of Appeals
Foxshire Limited Partnership, Property Owner
Frozen Yo, Tenant
Donald Clifford, Commercial Code Official
Board of Appeals, Code Modification and Property Maintenance Files