



December 22, 2009

C. Bruce Christman Jr., AIA
Reese Lower Patrick and Scott
1910 Harrington Drive
Lancaster, PA 17601

**Re: Landis Homes Hybrid Apartments – Phase I
Code Variance Request for Drinking Fountains
Variance Request Granted by Board of Appeals**

Mr. Christman,

The Board of Appeals reviewed and discussed your variance request at its meeting on December 21, 2009. It was a brief type appeal, i. e. not a public hearing. The request only applied to the two hybrid apartment buildings as part of Phase 1.

Steve Kelley (Chairman), Maryann Marotta and Keith Good were present to decide on the appeal. Two members of the Board did not attend. Paul Frazee had to recuse himself due to a conflict of interest and Lori Dropik was out of town due to a family illness.

The Board voted, 3 to 0, to grant a variance to eliminate the drinking fountain fixture in accordance with the conditions of the December 8, 2009 letter submitted by Mr. Chrisman. The variance applied to Section 403.1, Plumbing Fixtures, as found in 2006 International Plumbing Code. Since the Board will not require the drinking fountain fixture installation, the accessibility related variance request, in Section 1109.5 .1, Drinking fountains Minimum number, of the 2006 International Building Code, is not applicable. Steve Kelley made the motion and Maryann Marotta seconded the motion.

Please contact me at 569-6406, ext. 117 should you have any questions.

Sincerely,
Manheim Township Commissioners

Donald C. Forry
Director of Code Compliance

PC: Board of Appeals Members (5)
Michael Rimer, Township Manager
Carol Simpson and Nancy Keebler, Township Commissioners
Don Clifford and Don Eichmann, Township Code Officials
Board of Appeals and Building Permit (B09-1228 & 1631) Files

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