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Sep 19 2024

MOUNT JOY TOWNSHIP

ZHB Case # 240012

Mount Joy Township

8853 Elizabethtown Rd
Elizabethtown, PA 17022

Phone: (717)367-8917 - Fax: (717)367-9208

Zoning Hearing Board Application

1. Applicant Information

Name: Elizabethtown Mount Joy Associates LP

Address: 1000 GERMANTOWN PIKE SUITE A2 City/State/Zip: Plymouth Meeting, PA 19462

Phone: 484-672-1734 Fax: _____

E-mail: Ndaller@tupitza.law

2. Landowner Information (if different from the Applicant)

Name: _____

Address: _____ City/State/Zip: _____

Phone: _____ Fax: _____

E-mail: _____

3. Property Information

Property Address: 2269 ~~S. Main Street~~ S. Market Street

City/State/Zip: Elizabethtown, PA 17022

Existing Use: miniwarehouse development (pending) Proposed Use: miniwarehouse development (pending)

Total Property Area (Sq. Ft. or Acres): Approximately 10.729 acre (+/-)

FOR TOWNSHIP USE ONLY

Date Application Received: September 19, 2024

Date Application to be heard: November 6, 2024

Tax Parcel #: 460-32790-0-0000 & 460-04088-0-0000

Zoning District: General Commercial (C2)

Application Denied/Approved: _____

4. Request for Special Exception

Section(s) of Zoning Ordinance for which a Special Exception is requested:

Provide an explanation of your proposal, particularly, why you need a special exception and for what type of use the special exception is being requested for:

This site is suitable for a Special Exception Use because:

How will the request affect adjacent properties? (Dust, noise, fumes, odors, glare, increased traffic, character of the neighborhood etc.):

5. Expansion of Special Exception Uses

Are there any existing nonconformities on the lot, if so list them:

Existing and proposed square footage of the structure:

Percentage of Expansion:

Existing front, side and rear yard setbacks:

Proposed front, side and rear yard setbacks:

6. Request for a Variance

Section(s) of the Zoning Ordinance for which a Variance is requested:

Section 135-346.B specifically requiring the entire facility to be paved.

Please note that variance is related to the previous special exception approval for the miniwarehouse use per ZHB Case #230015.

Why do you need a variance and what is your proposed alternative from the requirements of the Township Zoning Ordinance?

The property owner is proposing the use of fine chip gravel contained by an Geocell Cellular Confinement System for the access paths to the individual storage units within the miniwarehouse development. This substantially increases water permeability while still meeting the needs of the facility. This porous service limits water runoff and potential for flooding and greatly reduces the risk of water intrusion into ground level storage units and resulting personal property damage.

What physical characteristics of the property prevent it from being used for any of the permitted uses in your zoning district? (Topography, size and shape of lot, environmental constraints, etc.):"

The property owner proposes use of the property as a miniwarehouse development. Initial construction timeline is a large consideration for such a plan and the small accommodation allowing clean stone contained by a Geocell Cellular Confinement system on internal drives speeds building while having a negligible impact on usability or neighboring properties. The spaces highlighted in blue are proposed to be gravel.

Explain how the requirements of the Zoning Ordinance would result in difficulties or undue hardships in the use of your property, buildings and/or structures:

Using the largely impervious blacktop required by the zoning code increases water runoff and the possibility of flooding which is a large concern for ministorage use as ground level storage units are subject to flooding which can damage customers stored valuables and prematurely deteriorate the steel structure of the storage unit itself.

Explain how the granting of a variance will not be a substantial detriment to the public good or a substantial impairment of the intent and purpose of the Zoning Ordinance:

Impact to the neighboring properties will be negligible. The clean gravel is contained in a Geocell Cellular Confinement System preventing stone from migrating away from the designated site. Also, dust will be limited as clean fine stone was chosen with little room for dirt and grit to enter the crevasse between the stones. Those who utilize the proposed gravel section of the development will be limited to customers, visitors and employees. Access to the facility is controlled limited to those with an access code for the gated security system and there will be no impact to the general public.

7. Certification

I/we, the undersigned, do hereby certify that:

1. The information submitted here in is true and correct to the best of my/our knowledge and upon submittal becomes public record.
2. Fees are not refundable, and payment does not guarantee approval of the Zoning Hearing Board Application.
3. All additional required written graphic materials are attached to this application



Applicant Signature

09/17/24

Date Signed

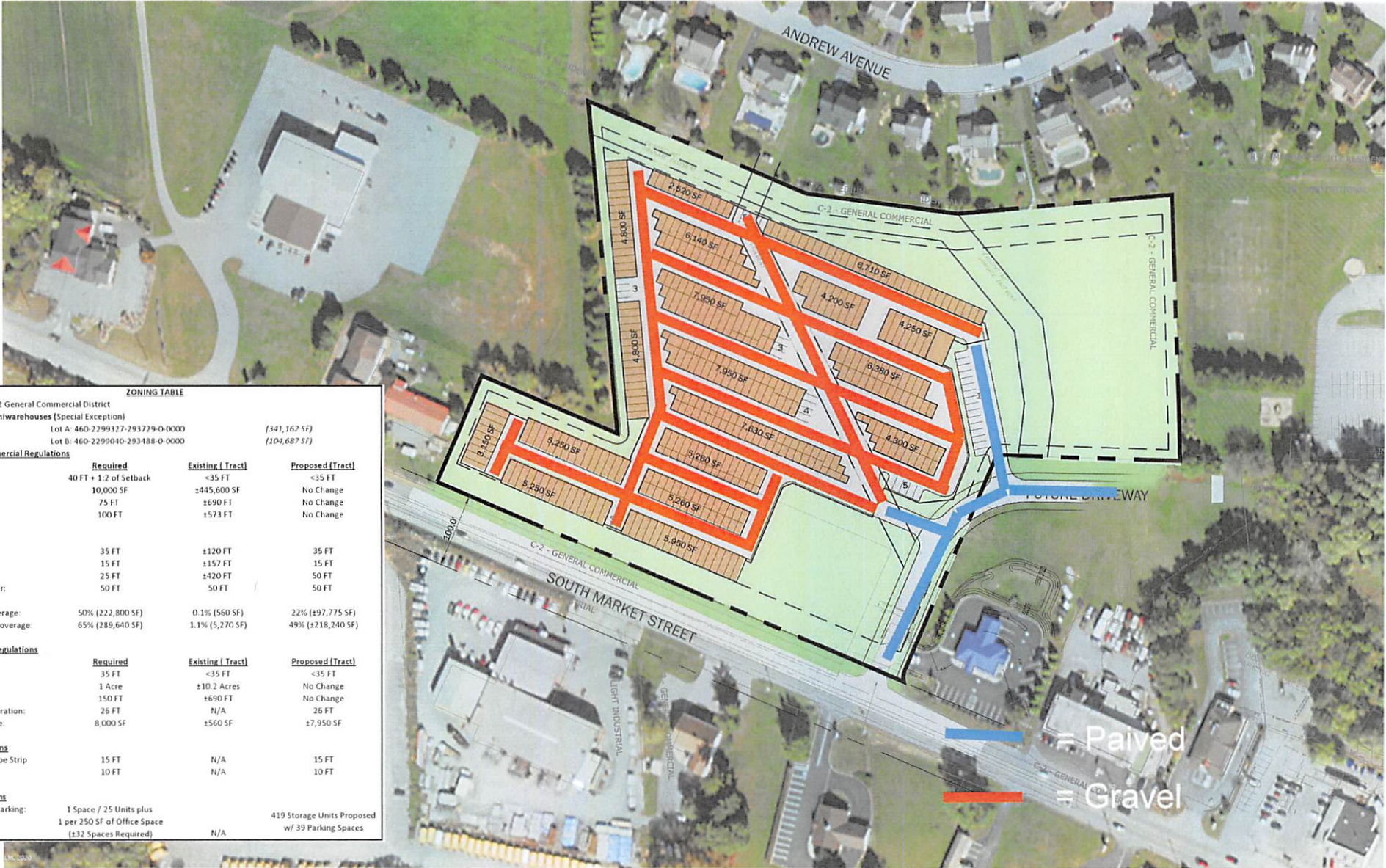
Robert Sichelstiel

Applicant's Name (Printed)

Landowner Sign (if different from Applicant)

Date Signed

Landowner's Name (Printed)





MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
717.367.8917 • 717.367.9208 fax
www.mtjoytp.org

October 10, 2024

Certified Mail # 9407 1118 9876 5480 8880 99

Elizabethtown Mount Joy Associates LP
1000 Germantown Pike Suite A-2
Plymouth Meeting, PA 19462

Re: Pavement Surface for a Proposed Miniwarehouse Facility
Property Located at 2269 South Market Street, Elizabethtown, PA 17022
Tax Parcel Account #460-32729-0-0000 & #460-04088-0-0000
Case #240012

Dear Sir or Ms.:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on September 19, 2024. The hearing for the application is scheduled for **6:00 P.M. on Wednesday, November 6, 2024** at the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022. I offer the following comments on the application:

- The deed for the subject property (Recorder of Deeds Document #6331298) references "Elizabethtown Mt Joy LLC" as the property owner; an entity understood to be owned by the applicant/landowner listed on the application.
- I have printed out an aerial image and a street view image for reference by the Zoning Hearing Board.
- The subject property is located within the C-2, General Commercial District, consisting of approximately 10.729 acres. The property is vacant with an abandoned building remaining. However, the ZHB approved a special exception request on October 4, 2023 to permit miniwarehouses on this site (Case #230015). Land development plans have not yet been submitted for consideration by the Township Planning Commission.
- The applicant is seeking approval to use a gravel paving system instead of a required bituminous or concrete surface for the internal driveways on the miniwarehouse site.
- The applicant is seeking and has requested approval of the proposed project via Chapter 135 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Zoning Ordinance of 2012. The following variance has been requested pursuant to Chapter 135, as noted below:
 - (1) Chapter 135, Article XXV, §135-346.B to permit a gravel paving system within a proposed miniwarehouse facility

General criteria for variances are found in §135-383.C of the Zoning Ordinance. I have enclosed a copy of §135-383 for your use in preparing for the scheduled hearing. You may wish to have an attorney present at the hearing to present your case to the Mount Joy Township Zoning Hearing Board. Additionally, you should be prepared to testify specifically to the general criteria for a variance as set forth in §135-383.C.

In the event the Mount Joy Township Zoning Hearing Board would approve the application, the Township recommends the following conditions be applied to any approvals:

1. Applicant and/or the owner(s) of the subject property shall comply with all other provisions contained in Chapter 135 of the Code of Ordinances of the Township of Mount Joy for which relief has not been requested or granted.
2. Applicant shall submit and gain approval of a land development plan through the Mount Joy Township Planning Commission.

3. Applicant and any representatives of the Applicant shall comply with and adhere to the testimony and any evidence presented to the Mount Joy Township Zoning Hearing Board at the hearing held on November 6, 2024 and any continued hearings, if applicable, except to the extent modified by the conditions imposed by the Mount Joy Township Zoning Hearing Board herein.

The Township reserves its right to revise, amend and/or extend the aforementioned list of recommended conditions of approval based upon the testimony presented at the hearing. Please note that these conditions are a recommendation from the Township. If the Mount Joy Township Zoning Hearing Board approves the application, they may change or add conditions if they determine such actions are appropriate based on the testimony and evidence presented and submitted at the hearing.

Should you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,



Justin S. Evans, AICP
Zoning Officer
Mount Joy Township

Copy: Elizabethtown Mount Joy Associates LP – First Class Mail
Nicholas Daller, Esq. – via Email
MJT Zoning Hearing Board
File

Enclosures



Elizabethtown, Pennsylvania

Google Street View

Jan 2024 [See more dates](#)



Image capture: Jan 2024 © 2024 Google

