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Sep 30 2024

ZHB Case # 240013

MOUNT JOY TOWNSHIP

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: Westin and Margaret Kolaric

Address: 330 Hillside Road City/State/Zip: Elizabethtown, PA 17022

Phone: 717-760-9396 Fax: _____

E-mail: pjlori8470@embarqmail.com

2. Landowner Information (if different from the Applicant)

Name: Paul E. Jr. and Lori R. Kolaric

Address: 330 Hillside Road City/State/Zip: Elizabethtown, PA 17022

Phone: 717-367-8470 Fax: _____

E-mail: pjlori8470@embarqmail.com

3. Property Information

Property Address: 330 Hillside Road

City/State/Zip: Elizabethtown, PA 17022

Existing Use: Residence Proposed Use: Residence

Total Property Area (Sq. Ft. or Acres): 1,475 Sq. Ft.

FOR TOWNSHIP USE ONLY

Date Application Received: September 30, 2024

Date Application to be heard: November 6, 2024

Tax Parcel #: 460-93686-0-0000

Zoning District: High Density Residential (R-3)

Application Denied/Approved: _____

4. Request for Special Exception

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

Section 135-113(echo housing in the R-3 District)

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:

A manufactured home to be placed on our property for a family member. There will be a well provided for this house and will be hooked up to public sewer. Existing parking includes a two car garage along with parking in the driveway to allow for more than four vehicles.

This site is suitable for a Special Exception Use because:

This property is over three acres and a manufactured home will be placed to meet all setbacks.

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

There will be no impact.

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:

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

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.):"

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:

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:

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

Wili R Kolaric
Applicant Signature

09/04/2024
Date Signed

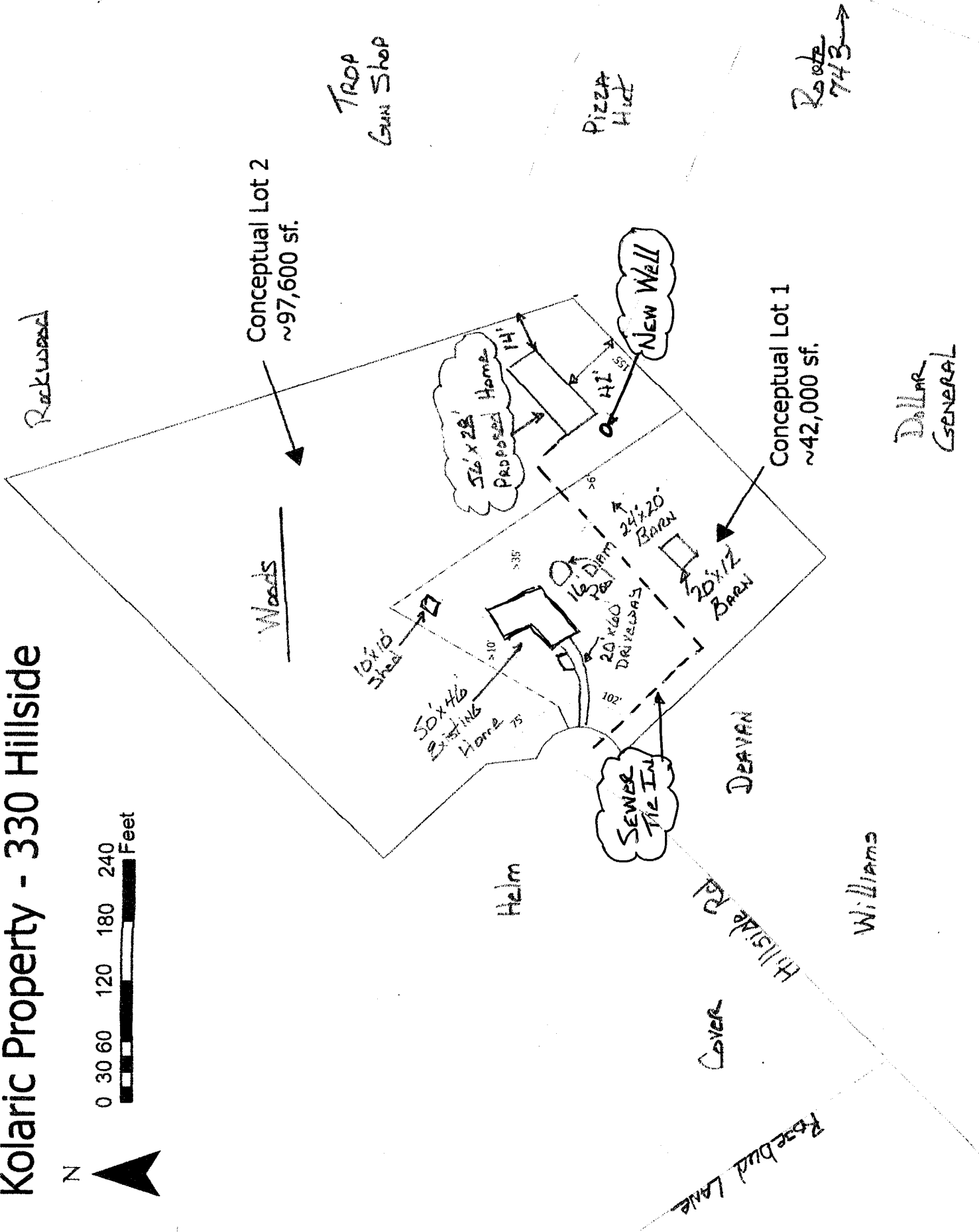
Westin R Kolaric
Applicant's Name (Printed)

Loni R. Kolaric
Paul E Kolaric Jr
Landowner Sign (if different from Applicant)

9/4/24
Date Signed

Loni R. Kolaric
Paul E Kolaric Jr
Landowner's Name (Printed)

Kolaric Property - 330 Hillside



Conceptual Lot 2
~97,600 sf.

Conceptual Lot 1
~42,000 sf.

Rockwood

Woods

TRAP
GUN SHOP

PIZZA
HUT

ROCK
PILE
743

DILLON
GENERAL

10x10
SHED

50x46
EXISTING
HOME

12x28
PROPOSED
HOME

SEWER
TIE IN

NEW WELL

Helm

DEAVEN

Hillside Rd
Cover

Williams

Rosebud Lane



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 3149 87

Certified Mail # 9407 1118 9876 5480 3147 58

Paul E. Jr. & Lori R. Kolaric
330 Hillside Road
Elizabethtown, PA 17022

Westin & Margaret Kolaric
330 Hillside Road
Elizabethtown, PA 17022

Re: Proposed Echo Housing Unit
Property Located at 330 Hillside Road, Elizabethtown, PA 17022
Tax Parcel Account #460-93686-0-0000
Case #240013

Dear Mr. & Ms. Kolaric:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on September 30, 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:

- 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 R-3, High-Density Residential District, consisting of approximately 3.4 acres. The property contains a single-family dwelling and typical accessory structures. It is served by public sewer and an on-lot well.
- The applicant is seeking approval to situate a manufactured home on the property for use by family members in accordance with the Echo Housing standards found in §135-225.
- 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 special exception has been requested pursuant to Chapter 135, as noted below:
 - (1) Chapter 135, Article XII, §135-113 to permit an echo housing unit

General criteria for special exceptions are found in §135-383.B 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 special exception as set forth in §135-383.B.

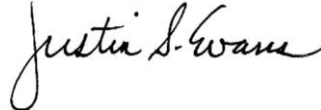
In the event the Mount Joy Township Zoning Hearing Board would approve the application, the Township recommends the following conditions be applied to any approvals:

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 all applicable permits for the placement of the echo housing unit on the property.
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,

A handwritten signature in black ink that reads "Justin S. Evans". The signature is written in a cursive style with a large, looped initial "J".

Justin S. Evans, AICP
Zoning Officer
Mount Joy Township

Copy: Paul E. Jr. & Lori R. Kolaric – First Class Mail
Westin & Margaret Kolaric – First Class Mail
MJT Zoning Hearing Board
File

Enclosures





Elizabethtown, Pennsylvania

Google Street View

Jan 2024 [See more dates](#)

Google