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Mar 04 2025

MOUNT JOY TOWNSHIP

ZHB Case # 250008

### 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: John Steltzhus

Address: 2250 Mountgretna Rd City/State/Zip: Elizabethtown PA 17022

Phone: 717-205-6364 Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### 2. Landowner Information (if different from the Applicant)

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### 3. Property Information

Property Address: 2250 Mountgretna Rd.

City/State/Zip: Elizabethtown PA 17022

Existing Use: Residence/Business Proposed Use: Residence/Business (mulch storage)

Total Property Area (Sq. Ft. or Acres): \_\_\_\_\_

9.30 acres 405,108 Sq.ft.

#### FOR TOWNSHIP USE ONLY

Date Application Received: March 4, 2025

Date Application to be heard: April 2, 2025

Tax Parcel #: 460-75659-0-0000

Zoning District: Agricultural (A)

Application Denied/Approved: \_\_\_\_\_

**4. Request for Special Exception**

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

See Attached

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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:

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This site is suitable for a Special Exception Use because:

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

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**5. Expansion of Special Exception Uses**

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

See Attached

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Existing and proposed square footage of the structure:

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Percentage of Expansion:

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Existing front, side and rear yard setbacks:

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Proposed front, side and rear yard setbacks:

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**6. Request for a Variance**

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

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*See Attached*

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

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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.):"

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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:

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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:

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**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

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Applicant's Name (Printed)

\_\_\_\_\_  
Landowner Sign (if different from Applicant)

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Landowner's Name (Printed)

#### 4. Request for Special Exception

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

§135.83. Special exception uses.

J. Landscaping business, nurseries and services, in accordance with §135.240.

#### §135.240. Landscaping businesses and sales.

- A. If any products would be sold on-site, they **will** relate to the landscape industry; i.e., **mulch**.
  - a. **Exception to permit sale of mulch to neighbors; this would not be a regular sale, simply a once per year purchase by any one homeowner.**
- B. All vehicles and equipment used in the conduct of the business, **are stored** in enclosed buildings during nonoperating hours.
  - a. **No exception** being requested as I already store my work equipment in my garage.
- C. Landscape strips and screens **can be installed**, maintained and contain such materials required by §135-299 for all buildings, parking areas and outdoor storage areas. There are already Norway Spruce Pine Trees along this side of the property. The Norway Spruce Pines were not planted to the wooded area which would provide screening due to the surrounding woods/trees and not enough sunlight. It would not be cost effective to attempt to plant in this particular area due to the tree shading.
  - a. The rear and left side of the concrete bins where the mulch will be stored are already surrounded by wooded areas. **I am willing to put 6' privacy fencing on the right side of the bins to create screening, allowing enough space for mowing around such screening.**
  - b. **Exception to screening the front of the bins as this would be the only access to the mulch that is stored in the bins. A Hardship is created if there needs to be screening in front of the bins as they are at the back edge of my macadam/gravel driveway and directly in front of the barn where my farm animals reside. I need access to entry into the barn to have the animals (horses/ponies) in and out and to bring their feed in when needed. I also need access to keep the barn clear of any animal debris that would need to be removed.**

§135.299. Landscaping and screening requirements.

- A. Any part of a commercial, industrial, institutional or multifamily dwelling not that is not used for structures, loading areas, parking areas, driveways, access drives, storage areas and walkways the Township.
  - a. **Other than the added mulch storage bins, I am not changing the overall landscape of my property.**
- B. Landscaping requirements.
  - a. **The aforementioned wooded areas on the left side and rear of the mulch bins each exceed a 10' width. The proposed fencing on the right side of the mulch bins will run approximately 24' (4-6 4'X6' fence panels; 16' to 24' coverage)**
- C. Buffer/screening requirements.
  - a. **The proposed fencing, see above, will cover from grade to 6' in height.**
- D. Parking area landscaping.

- a. The mulch that will be stored in the mulch bins is not for public sale. There will be no need for parking for this purpose.
- E. General landscaping requirements.
  - a. All necessary elements covered above.
- F. Chapter 119, ...
  - a. Not applicable

**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:**

I manage a landscaping business from my home. I obtained concrete blocks to store mulch on my property. This mulch is intended for use at the job sites I travel to each day.

**This site is suitable for a Special Exception Use because:**

The area where I will store this mulch is at the back end of my driveway, in front of wooded area. This is located about in the middle of my total 9.30 acre property; the storage area cannot be seen by neighboring properties of from the street, unless there is trespass.

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

As this storage area is in the middle of my 9.30 acre property and cannot be seen by neighboring properties or from the street, I do not anticipate there will be any affect to adjacent properties. There will be mulch deliveries to my property; however, I do not anticipate they will be frequent enough to provide any affect or undue hardship to another party.

#### **5. Expansion of Special Exception Uses**

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

None

Existing and proposed square footage of the structure:

The only 'structure' proposed are concrete blocks that create the mulch bins. In total, these are 73' wide, 30' deep and 6' high.

Percentage of Expansion:

There would be no expansion of the size of the mulch bins.

There may be a need to hire another employee. I currently have two employees/subcontractors, one work truck and two trailers. I may need to purchase a second truck, understanding that will need to be garage kept as the other.

Existing front, side and rear yard setbacks:

Not applicable as the mulch storage bins are stored approximately in the middle of my 9.30 acre property.

Proposed front, side and rear yard setbacks:

Not applicable as the mulch storage bins are stored approximately in the middle of my 9.30 acre property.

## **6. Request for a Variance**

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

§135.240. Landscaping businesses and sales.

§135-299 Landscaping and screening requirements

§135-83 Special exception uses

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

Proposal to store mulch on my property for ease, cost and fuel efficiencies at off-site landscaping jobs. Also requesting variance from front screening requirement due to hardship of access to mulch and getting into and out of my barn as my horses/ponies are my main form of transportation.

The alternative to storing mulch on-site is to continue increased costs of delivery, cost and fuel inefficiencies as well as time and preparation for off-site jobs.

**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 is 9.30 acres. There are no physical characteristics due to topography, size, shape of lot, environmental constraints or other that would be detrimental, except if I had to provide some form of screening in front which would impair my ability to freely move in/out of my animal barn.

**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.**

Due to increased costs of deliveries, fuel, etc. in getting mulch to job sites, this would create a hardship in being able to continue my business. I may have to consider other options such as moving my residence. The screening requirement creates a hardship from the perspective of being able to access the storage areas to load trucks for the off-site jobs.

**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.**

Granting the requested variance(s) would not be detrimental at all to the public. There would also be no negative impact or impairment of the intent and purpose of the Zoning Ordinance. It is understood that this is my home residence; this is how I support my family. The area where the mulch storage is proposed, with proposed fence screening does not interfere or impact my family in any manner, as long as I would have the variance for no front screening as that would interfere with my ability to utilize my animal barn as needed. This mulch storage area is not seen by any neighboring property, it is not seen from the street and it is surrounded by wooded area from the rear an left side.

## **Attached Photos**

**A: Arial view of total 9.30 acres**

**B: Arial view of lot with structures – house, workshop and animal barn**

**C: plot plan showing footage of 9.30 acres**

**D: lot with measurements from a) road, b) front of house to storage bins and c) rear of house to storage bins**

**E: copy of D without measurements**

**F: view from street looking back toward storage bins**

**G: view from top of driveway toward storage bins**

**H: view from front of house looking back toward storage bins**

**I: view from rear of house looking back toward storage**

**J: view from storage bins looking toward street**

**K: view from front of storage bins**

**L: view from wooded area to left of storage bins**

**M: view from behind storage bins**

**N: view from left side of storage bins and animal barn**

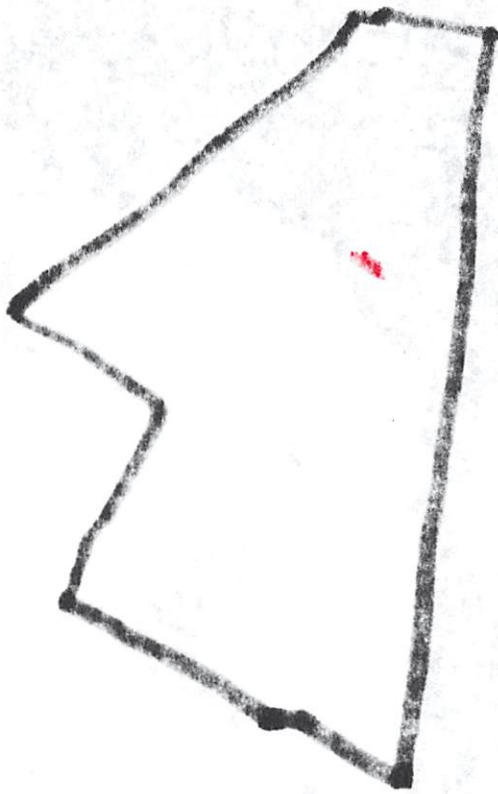
**N: view toward neighboring property with shielding by trees; proposed fencing for screening, if required**

**O: view from neighboring property line; no view of storage bins**





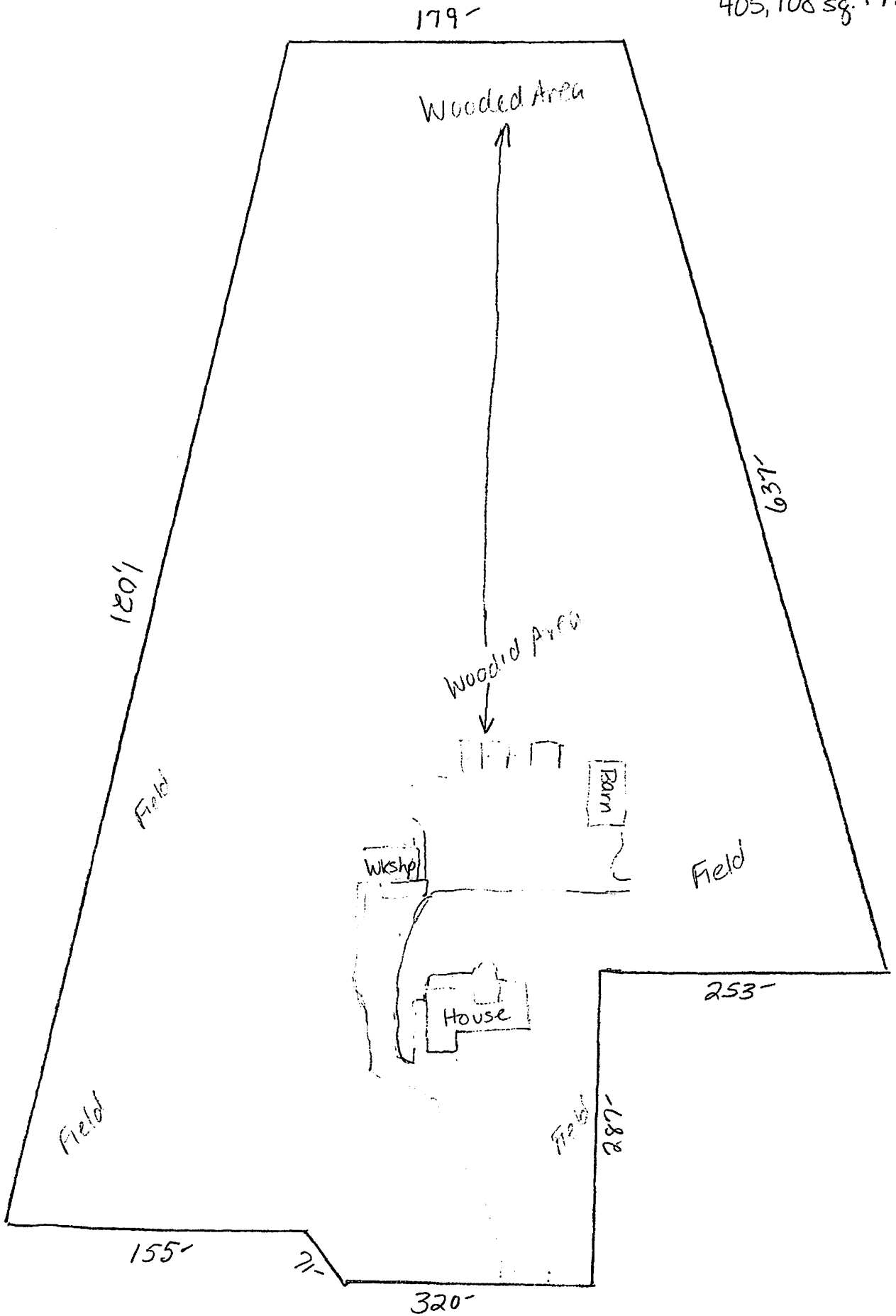
2250 Mount Gretna Road  
9.30 acres





Property: 9.30 acres:  
405,108 sq. ft.

C







view from street looking back toward  
storage bins



View from top of driveway to  
Storage bins



View from front of house back  
to storage bins



I



view from rear of house



View from Storage bins looking toward Street



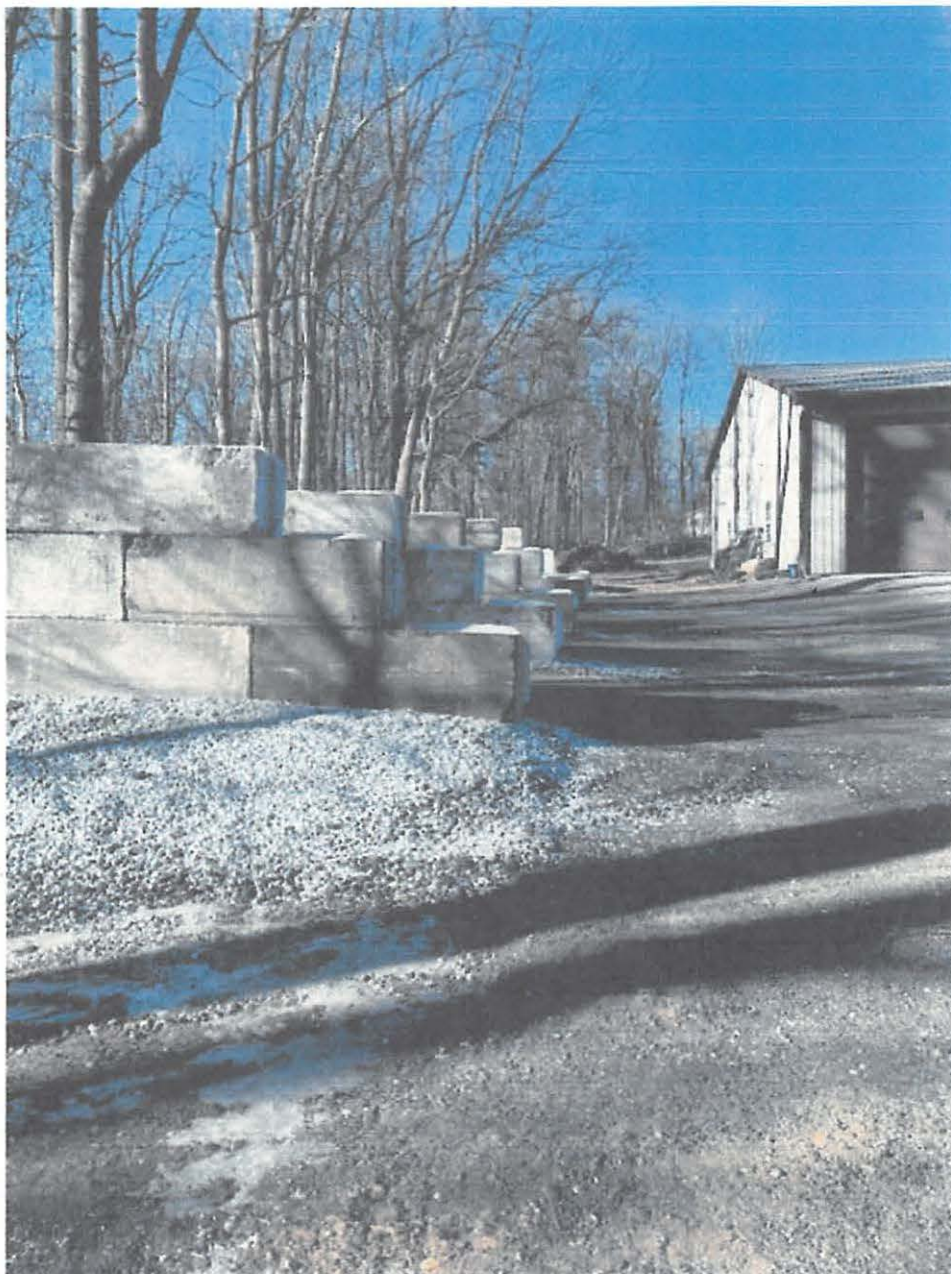
view from front of storage bins



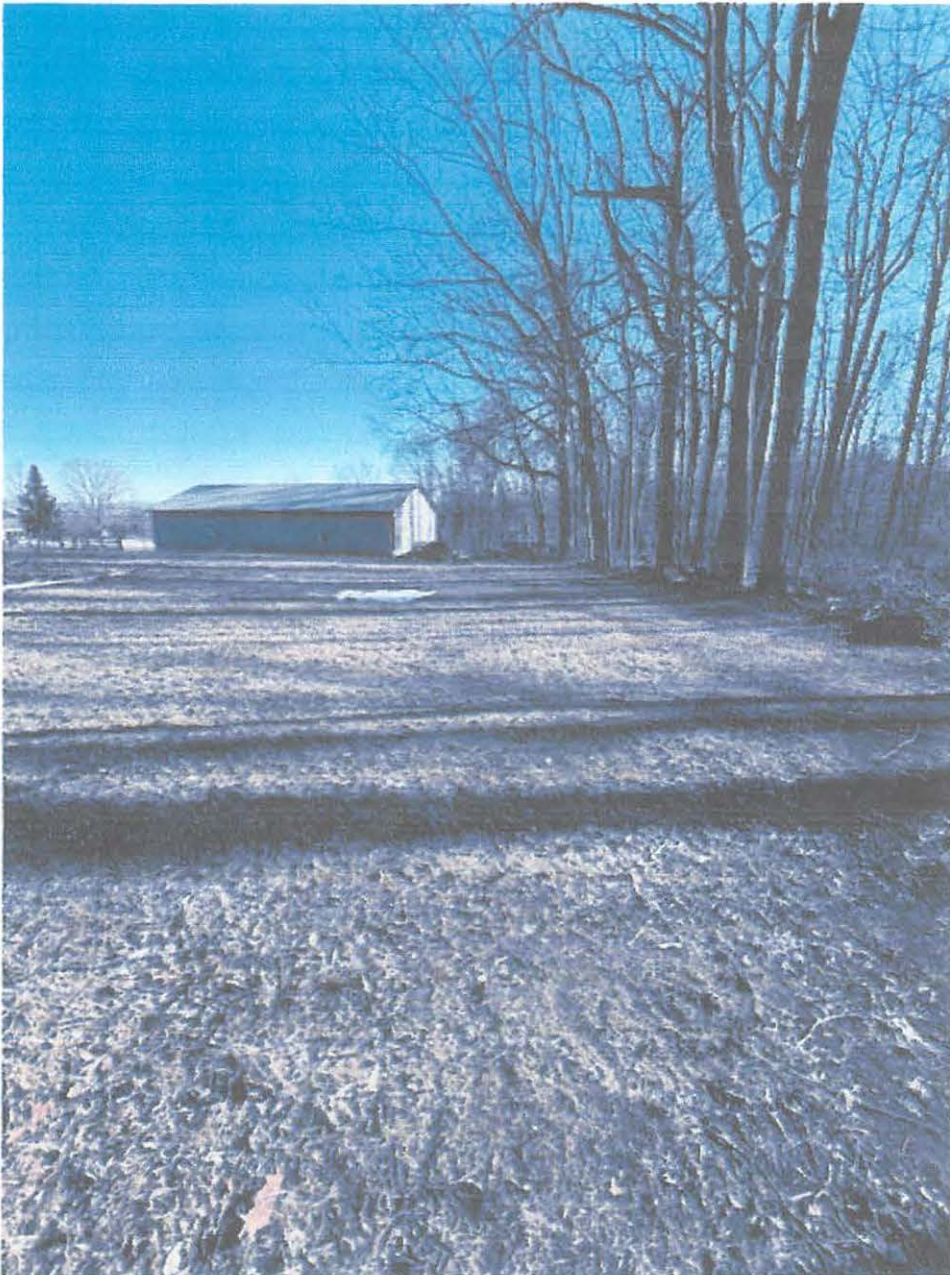
wooded area to left of storage bins  
- shielding



View from behind storage bins



- view from left side of storage bins showing 20' between bins and animal barn
- view toward neighboring property with shielding by trees. . . proposed fencing if required



view from neighboring property  
line .. no view of storage bins

2250 Mt Gretna Rd



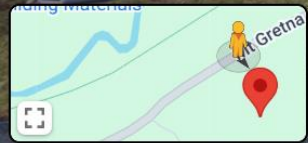
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Elizabethtown, Pennsylvania



Google Street View

Jan 2024 See more dates



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