

## **Narrative for Special Exception Application**

**Property: 771 Green Tree Rd, Elizabethtown, PA 17022**

**Applicant: Talco Home Improvements, LLC**

**Zoning Hearing Board, Mount Joy Township**

### **Introduction**

Talco Home Improvements, LLC, a local business providing lawncare, roofing, and home contracting services, respectfully requests a Special Exception from the Mount Joy Township Zoning Hearing Board to operate a landscaping business, as defined in § 135-240, at 771 Green Tree Rd, Elizabethtown, PA 17022, in the Agricultural (A) District. The proposed use involves a small office, storage of company trucks in an existing firehouse, and storage of roofing materials in a shipping container, with all service activities (mowing, roofing, contracting) occurring off-site. This low-impact operation complies with § 135-240 and § 135-83, supporting the Agricultural District's purpose of preserving farmland and minimizing land use conflicts (§ 135-81).

### **Description of Proposed Use**

Talco Home Improvements, LLC, will operate a landscaping business, including ancillary roofing and home contracting services, from an existing firehouse and shipping container on the property. The firehouse will house a small office for administrative tasks (e.g., scheduling, billing) and storage for 2–3 company trucks. A shipping container at the rear of the property will store roofing materials (e.g., shingles, ladders). Daily operations involve:

- Two employees arrive in personal vehicles each morning (Monday–Friday, 7:00 AM–5:00 PM), parking, and loading company trucks stored in the firehouse.
- Employees departing to off-site job sites for lawn care, roofing, or contracting work.
- Employees returning by 5:00 PM, parking trucks in the firehouse, and leaving in personal vehicles.
- No evening or weekend work, on-site client visits, or retail sales will occur. The operation generates approximately 8–12 daily vehicle trips (2 personal vehicles arriving/departing, 2–3 trucks to/from job sites). Outside of parking personal vehicles, all activities are confined to existing structures, with no on-site mowing, roofing, or contracting work.

### **Compliance with Zoning Ordinance**

The proposed landscaping business complies with § 135-240 (landscaping business requirements) and § 135-83 (special exception criteria), as follows:

1. **Permitted Activities (§ 135-240):** The business provides lawncare services (e.g., mowing, landscaping), with roofing and contracting as ancillary activities, fitting the landscaping business definition. Trucks and materials are stored in existing, zoning-compliant structures (firehouse and shipping container).
2. **Compatibility with Agricultural District (§ 135-81, § 135-83):** The operation uses existing structures, requires no farmland conversion, and maintains the agricultural character of the district by limiting on-site activities to storage and administration.

3. **Minimal External Evidence (§ 135-240):** No new construction or external modifications are proposed. Equipment and materials are stored indoors (firehouse) or in a screened shipping container, ensuring no visual impact on the rural landscape.
4. **Health, Safety, and Welfare (§ 135-83):** The use poses no detriment to the community, as detailed below.

### **Impact Mitigation**

To ensure minimal impact on the surrounding area and compliance with § 135-81 (preserving farmland and minimizing land use conflicts):

- **Traffic:** The operation generates approximately 8–12 daily vehicle trips (2 personal vehicles arriving/departing, 2–3 company trucks to/from job sites), comparable to typical rural traffic. The existing driveway on Green Tree Rd provides adequate access, and no road improvements are required.
- **Parking:** The property has space for 3–4 parking spaces near the firehouse for personal vehicles and occasional deliveries, with no impact on agricultural land.
- **Noise and Odors:** On-site activities (e.g., loading trucks, office work) produce minimal noise, limited to vehicle movements and occasional equipment handling during daytime hours (7:00 AM–5:00 PM). No odors are expected.
- **Waste Management:** Waste is minimal, including office materials (e.g., paper). Lawn clippings are managed off-site at clients' properties.
- **Environmental Protection:** Roofing materials and equipment are stored securely in the shipping container and firehouse to prevent runoff or environmental impact, per state and federal regulations.
- **Screening and Buffering:** To be installed as shown on the attached site plan. A small, ordinance-compliant sign (e.g., 2 square feet) may be placed at the driveway entrance, where the old Fire House Sign was previously.

### **Community Benefits**

Talco Home Improvements, LLC, will contribute positively to Mount Joy Township by:

- Providing essential lawn care, roofing, and home contracting services to local residents, enhancing property values and community aesthetics.
- Creating 2 local jobs
- Supporting the local economy by sourcing materials (e.g., lumber, landscaping supplies) from nearby suppliers when feasible.
- Operating in a manner that preserves the agricultural character of the district, with no farmland conversion or incompatible development.

### **Conclusion**

Talco Home Improvements, LLC, respectfully requests approval of this Special Exception to operate a landscaping business, including ancillary roofing and contracting services, at 771 Green Tree Rd. The proposed use complies with § 135-240 and § 135-83, aligns with the township's goal of preserving farmland while supporting compatible economic activity, and will have minimal impact on the surrounding community. We are committed to addressing any

concerns from the Zoning Hearing Board and complying with all conditions of approval. Thank you for your consideration.

**Attachments** (to be provided with application):

- Site plan showing the location of the firehouse, parking, and shipping container.
- Floor plan of the office and truck storage space in the firehouse.

Respectfully submitted,

Moran Estates, LLC &  
Talco Home Improvements, LLC