

RECEIVED

Jul 09 2025

MOUNT JOY TOWNSHIP

ZHB Case # 250012

## 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: Grandview Heights Amish School

Address: 2091 Milton Grove Road City/State/Zip: Mount Joy, PA 17552

Phone: (717) 572-9300 Fax: \_\_\_\_\_

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

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

Name: Daniel S. & Rebecca B. Beiler

Address: 2091 Milton Grove Road City/State/Zip: Mount Joy, PA 17552

Phone: (717) 572-9300 Fax: \_\_\_\_\_

E-mail: dbcabinetry@ibyfax.com

### 3. Property Information

Property Address: 2091 Milton Grove Road

City/State/Zip: Mount Joy, PA 17552

Existing Use: Agricultural / Wood Shop Proposed Use: Agricultural / Wood Shop / Schoolhouse

Total Property Area (Sq. Ft. or Acres): 23.133 Acres Total Lot Size: 1.45 Acres - Area for School

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### **FOR TOWNSHIP USE ONLY**

Date Application Received: July 9, 2025

Date Application to be heard: August 6, 2025

Tax Parcel #: 461-21625-0-0000

Zoning District: Agricultural (A)

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

#### **4. Request for Special Exception**

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

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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:

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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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Section 135-343.B.(8) - Vehicle Parking - Schools    Section 135-299.C.(1) Landscaping Screen

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

See Narrative

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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.):"

See Narrative

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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:

See Narrative

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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:

See Narrative

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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

Daniel S. Beiler  
Applicant Signature

7-9-25  
Date Signed

Daniel S. Beiler, School Board Member  
Applicant's Name (Printed)

Daniel S. Beiler  
Landowner Sign (if different from Applicant)

7-9-25  
Date Signed

Daniel S. Beiler  
Landowner's Name (Printed)

July 9, 2025

**Project Narrative**  
**Zoning Hearing Board Application**  
for  
Grandview Heights Amish School  
2091 Milton Grove Road,  
Mount Joy Township

Several families of the local Old Order Amish Community have determined that a one-room school house is to be constructed in the immediate neighborhood in order to better distribute the number of students attending other Amish parochial schools in the area. Daniel S. and Rebecca B. Beiler are allowing 1.45 acres of land to be utilized for the one-room schoolhouse and a separate boys and girls restrooms served by a holding tank and a playground area. The school will operate on the same schedule as the Donegal School District as bus service is provided as needed by some of the families. Education is provided to the 8<sup>th</sup> grade level by a single teacher from the Old Order Amish Community. Each school is planned for up to 35 students attending.

The remaining 21.68 acres of the Beiler farm will remain as crops, pasture, house and outbuildings. Mr. Beiler operates a cabinetry shop in one building on the farm behind the house.

The following relief is being sought by the Grandview Heights School Board as the requirements pertain to the proposed one-room schoolhouse on 1.45 acres of the 23.133 acre Beiler farm.

**Section 135-343.B.(8) - Vehicle Parking - Schools**

The Grandview Heights Amish School Board seeks relief from the Ordinance requirement to provide vehicle parking spaces.

The proposed building is approximately 1,440 square feet in overall size. The ordinance calculations would require seven (7) vehicle parking spaces to accommodate this proposed use according to the number of students below grade 10 attending the school and structure. The Old Order Amish Community does not use motor vehicles directly. The students will walk to school or be dropped off by bus from either the Donegal or Elizabethtown Area School District depending on the location of their home. Adequate provision has been made to accommodate access by vehicle for dropping off the teacher, who is also part of the Amish community, or for emergency services.

Constructing vehicle parking spaces will serve no purpose or provide any benefit for the Amish schoolhouse. The additional macadam for the spaces would take up more of the area reserved for

a playground and unnecessarily increase the size of the stormwater management facility to address the impervious areas.

### **Section 135-299.B Landscape Strip –**

The Grandview Heights Amish School Board seeks relief from the full requirements for a 10' wide landscape strip around the entire lease area for the school. They would propose a 10' wide landscape strip against the northern boundary and place the required five (5) trees evenly spaced within the landscape strip along the common border with the neighbor, Brandon Gustafson. The proposed landscape strip and trees are shown on the accompanying Zoning Exhibit Plan.

The school board seeks relief from placing additional trees around the lease area as it would tend to separate the Beiler's property from the school. Trees would have to be set into the lease area away from the Milton Grove Road right-of-way, which would encroach into the playground area. Should the day arrive where the schoolhouse is no longer needed by this community, the buildings could be torn down and the lease area returned to crops or horse pasture for the Beiler family.

It would be the preference of the School Board to not construct a full landscape strip on two sides of the triangular-shaped lease area to help assure the safety of the students by allowing clear sight of the playground by the landowners as well as police patrol. Safety of the students is a priority at all public and private schools

### **Section 135-299.C(1). Landscaping Screen -**

The Grandview Heights Amish School Board seeks relief from the requirement to construct a landscape screen along the northern boundary line of the Beiler farm where the schoolhouse is proposed.

Presently, a macadam driveway exists along and immediately adjacent to the northern property line for a distance of 402+ feet of the common boundary line with Brandon Gustafson. The macadam driveway lies within a 20' wide portion of the residential lot. The Gustafson home is located downgradient and out of sight of the area proposed for the schoolhouse. The King property which adjoins Gustafson's driveway is wooded along the same 402+ feet distance. A landscape screen would screen a driveway, not an adjoining residence.

The attached zoning exhibit shows the limits and extents of the trees on the adjoining property as well as the existing land use in the immediate area.

It would be the preference of the School Board to not construct a landscape screen to help assure the safety of the students by allowing clear sight of the playground for the neighbors, the landowners as well as police patrol. Safety of the students is a priority at all public and private schools. It is the intent of the board to construct a 4' fence around the school lease area, but it would not be a board fence.

## **Variance Criteria per Section 910.2 of the PA Municipalities Planning Code**

### **What are the unique physical circumstances or conditions that are producing an unnecessary hardship?**

The existing Beiler property configuration, which is more or less an “L” shaped property in combination with the existing grade and the location of other improvements on the farm limits the suitable and available area for a school on the property. The triangular shaped lease area will serve well as the schoolhouse for the local Amish Community.

### **How do these circumstances or conditions make it an impossibility to develop the property in conformance with the Ordinance?**

The vehicle parking requirements as well as the landscape screen are in conflict with the beliefs and practices of the Old Order Amish Church and serve no clear purpose to the school or the community which the school is serving. The Local Amish Community does not want to screen or hide the schoolhouse and playground from the landowners or the road right-of-way.

### **Describe how the unnecessary hardship is the result of conformance with ordinance and not of your own creation or doing.**

The vehicle parking requirements as well as the landscape screening and strip are in conflict with the beliefs and practices of the Old Order Amish Church and serve no clear purpose to the school or the community which the school is serving. The Local Amish Community does not want to screen or hide the schoolhouse and playground from the landowners or the road right-of-way.

### **Describe how granting the variance(s) will not negatively impact the character of the community.**

The school is proposed in a rural, agricultural area of the Township. It will serve other Amish families in the immediate neighborhood. The one-room schoolhouse is a low-impact, non-agricultural use which only operates for a portion of the calendar year, Monday through Friday between the daytime hours of 7:30 AM to 3:00 PM. The schoolhouse is not used in the evenings or during the weekend.

### **Describe how granting the variance will be the minimum relief possible.**

Granting the variance as presented for vehicle parking is the minimal relief possible as the Old Order Amish community does not utilize motor vehicles directly for the prescribed use.

Granting the variances for the landscape strip on two sides of lease area and landscape screen against an adjoining driveway will preserve the passive security for the students at the school and on the playground

The Zoning Exhibit Plan submitted with the Zoning Hearing application demonstrates both existing and proposed conditions for the site. Photographs of the common boundary line on the north adjoining the subject property are provided and the aerial image on the Zoning Exhibit Plan clearly show the existing conditions along that common boundary as described in this narrative.









ZONING DATA	
1. DISTRICT .....	A-AGRICULTURAL
2. MIN. LOT AREA .....	1 ACRE (SINGLE FAMILY DWELLING) 2 ACRES (OTHER USES)
3. MIN. LOT WIDTH .....	100' AT BUILDING SETBACK
4. MIN. LOT DEPTH .....	150'
5. MIN. FRONT YARD .....	35' FROM R/W (SINGLE FAMILY) 50' FROM R/W (ALL OTHER STRUCTURES)
6. MIN. SIDE YARD .....	20' (BOTH SIDES) 10' FOR ACCESSORY STRUCTURES
7. MIN. REAR YARD .....	50' 10' FOR ACCESSORY STRUCTURES
8. MAX. NORMAL HEIGHT ...	35' 20' (ACCESSORY BUILDINGS)
9. MAX. BLDG COVERAGE ...	20%
10. MAX. LOT COVERAGE ...	25%

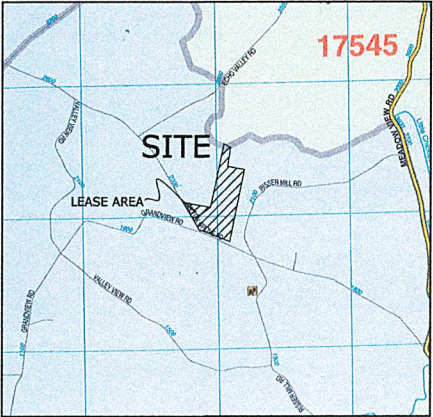
ZONING DATA SHOWN AS PER ZONING ORDINANCES  
IN EFFECT AT THE TIME OF THIS SURVEY.

TOTAL LOT - RESULTANT SITE DATA	
1. LOT AREA .....	1,007,672.27 SQ.FT. (GROSS)
2. NUMBER OF LOTS .....	1
3. NUMBER OF ACRES .....	23.133
4. DENSITY .....	0.043 LOTS/ACRES
5. ZONING .....	A-AGRICULTURAL
6. EXISTING LAND USE .....	AGRICULTURAL
7. PROPOSED LAND USE .....	AGRICULTURAL & INSTITUTIONAL
8. EXISTING LOT COVERAGE .....	1 EXISTING DWELLING, 0 PROPOSED DWELLINGS
9. PROPOSED LOT COVERAGE .....	42,483 SQ.FT. (4.2%)
10. EXISTING BUILDING COVERAGE .....	49,630 SQ.FT. (4.9%)
11. PROPOSED BUILDING COVERAGE .....	14,327 SQ.FT. (0.8%)
12. LOT WIDTH .....	16,217 SQ.FT. (1.0%)
13. LOT DEPTH .....	848.93' AT BUILDING SETBACK
14. LOT AREA .....	2,318' +/- FROM R/W



TOTAL SITE AREA

23.133 AC. = 1,007,672.27 SQ. FT.  
(TOTAL LOT AREA)  
(INCLUDES ALL RIGHTS-OF-WAY AND EASEMENTS)



LOCATION MAP  
GRAPHIC SCALE IN FEET  
0 2000 4000

OWNER/EQUITABLE OWNER-SUBDIVIDER	
NAME:	DANIEL S. & REBECCA B. BELLER
ADDRESS:	2091 MILTON GROVE ROAD
TELEPHONE:	717-572-9300
SOURCE OF TITLE:	DEED REF. 19000101
LANC. CO. TAX ACCT.:	461-36261-0-0000

32 Mount Joy Street  
Mount Joy, PA 17552  
Ph: (717) 653-5308  
www.dgohn.com

**dgohn**  
Associates, Inc.

Surveyors - Engineers - Landscape Architects

PROJECT NO.:	4445-50
DATE:	JULY 8, 2025
DRAWN BY:	GRN
CHECKED BY:	TES/BRC
SCALE:	1"=30'
SCALE IN FEET 30 0 15 30	

ZONING EXHIBIT FOR GRANDVIEW HEIGHTS AMISH SCHOOL 2091 MILTON GROVE ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA
DRAWING #: CG-3007A SHEET #: 1 OF 1





# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022

717.367.8917 • 717.367.9208 fax

www.mtjoytwp.org

July 22, 2025

Certified Mail # 9407 1118 9876 5443 2199 15

Daniel S. & Rebecca B. Beiler  
2091 Milton Grove Road  
Mount Joy, PA 17552

Re: Proposed One-Room Schoolhouse  
Property Located at 2091 Milton Grove Road, Mount Joy, PA 17552  
Tax Parcel Account #461-21625-0-0000  
Case #250012

Dear Mr. & Ms. Beiler:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on July 9, 2025. The hearing for the application is scheduled for **6:00 P.M. on Wednesday, August 6, 2025** at the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022. I offer the following comments on the application:

- You included two photographs of the future school site as well as a plan view zoning exhibit of the proposed improvements with the application package. These will be provided to the Zoning Hearing Board for their consideration of the application.
- The subject property is 23.133 acres in area and is located in the A – Agricultural District. It contains a single-family dwelling, cabinetry shop, and agricultural uses. The property is served by on-lot water and sewer facilities. Approximately 1.45 acres will be used for the schoolhouse, as approved by the Mount Joy Township Planning Commission. The proposed schoolhouse use was approved by the Zoning Hearing Board as Case #240009 at a meeting held on August 7, 2024.
- Relief is being sought regarding certain off-street parking and landscaping requirements, as noted in the Township Engineer's review of the land development plan.
- The applicant is seeking relief for the proposed project under 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 requests have been made pursuant to Chapter 135, as noted below:
  - (1) Chapter 135, Article XXV, §135-343.B(8) – required off-street parking
  - (2) Chapter 135, Article XXIII, §135-299.B – landscaping requirements
  - (3) Chapter 135, Article XXIII, §135-299.C(1) – landscape screen

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 variances 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 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 apply for and obtain the appropriate permits from Mount Joy Township to construct the schoolhouse.
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 August 6, 2025 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, flowing style.

Justin S. Evans, AICP  
Assistant Zoning Officer  
Mount Joy Township

Copy: Daniel & Rebecca Beiler – First Class Mail  
MJT Zoning Hearing Board  
File

Enclosures