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MOUNT JOY TOWNSHIP

ZHB Case # 250018

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: Benjamin Lauver
Address: 2422 Cloverleaf Road City/State/Zip: Elizabethtown PA 17022
Phone: (717) 821-4383 Fax: _____
E-mail: benlauver@hotmail.com

2. Landowner Information (if different from the Applicant)

Name: _____
Address: _____ City/State/Zip: _____
Phone: _____ Fax: _____
E-mail: _____

3. Property Information

Property Address: 2422 Cloverleaf Road
City/State/Zip: Elizabethtown PA 17022
Existing Use: Residential Proposed Use: Residential
Total Property Area (Sq. Ft. or Acres): 0.86

FOR TOWNSHIP USE ONLY

Date Application Received: November 3, 2025
Date Application to be heard: December 10, 2025
Tax Parcel #: 461-29809-0-0000
Zoning District: Agricultural District (A)
Application Denied/Approved: _____

4. Request for Special Exception

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

Section 135-83.F Echo housing in agricultural 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:

I am proposing to install a small 480 square foot detached manufactured home for my disabled mother-in-law. This will be temporary and the special exception is needed for financial reasons as I cannot afford a permanent attached addition to my house.

This site is suitable for a Special Exception Use because:

The manufactured house is small, will be as close to my home as possible, within 6-10 feet, and will act similar to an attached addition. It will be well within property line set back requirements.

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

This will have no affect on adjacent properties as there is a pasture to the west and south side of my property that will be nearest to the Echo housing structure

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:

Existing: 11744 Proposed: 520 sq. ft

Percentage of Expansion:

30. %

Existing front, side and rear yard setbacks:

Front: 120' Rear: 64' Side: 73'

Proposed front, side and rear yard setbacks:

Front: 120' Rear: 64' Side: 53'

6. Request for a Variance

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

135-225.6 To permit a detached unit on a
property less than 2 acres

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

I need a variance because my property is less than 2
acres and I am proposing to place a small manufactured
home on a trailer frame as close as possible to my home
so it would function similar to an attached addition.
There would be a short raised deck/walkway to existing
porch

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.):

None

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:

The requirement of the zoning ordinance to install an attached
addition on my property will create a financial hardship
as the detached addition is only needed as temporary
housing for my disabled mother-in-law who requires
daily care.

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 of the variance will not impact anyone.
Both neighbors who own adjoining property have
verbally approved of the PCHO housing structure
and are willing to write letters if needed.

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

Benjamin Lauver
Applicant Signature

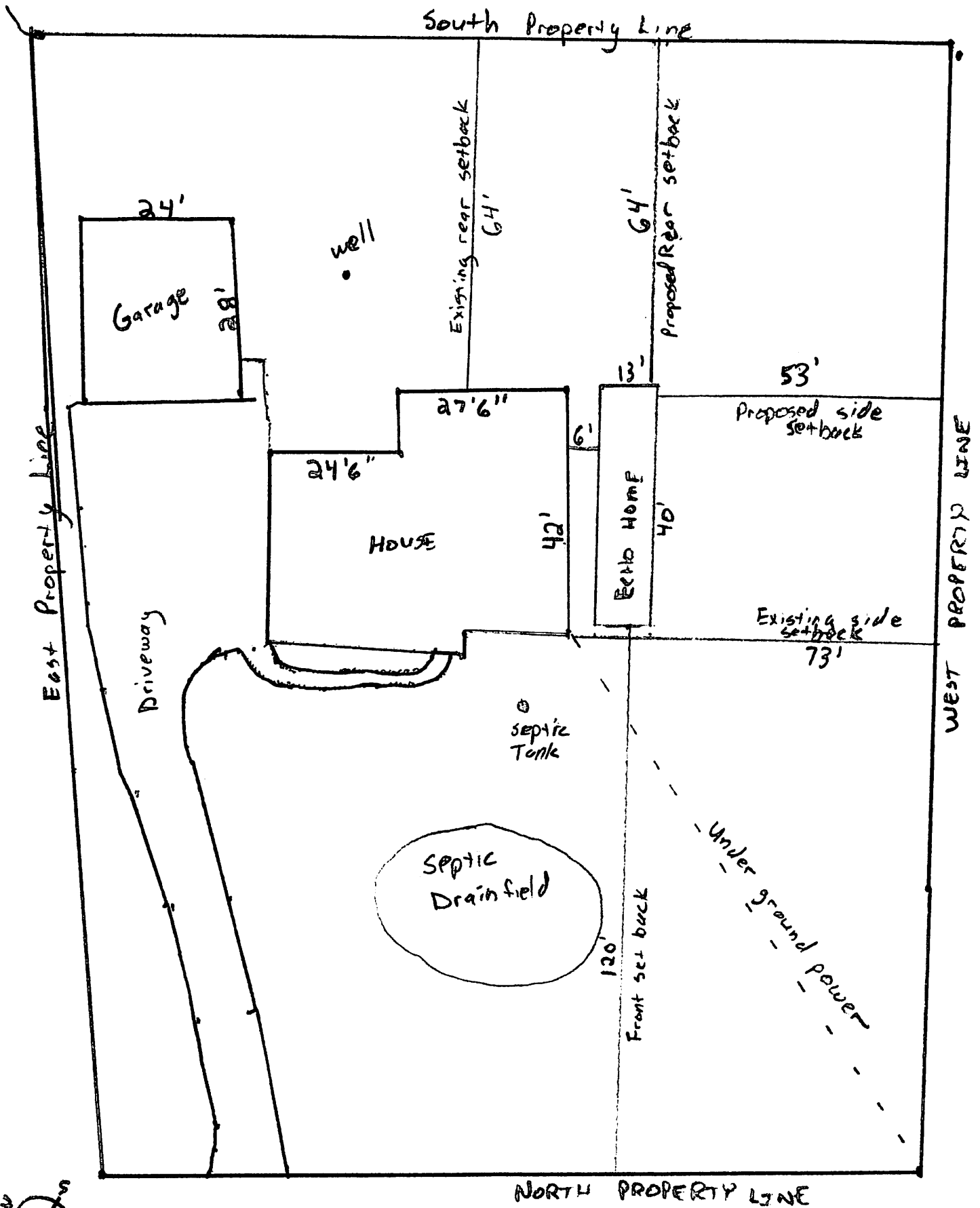
11/3/25
Date Signed

Benjamin Lauver
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

November 18, 2025

Certified Mail # 9407 1118 9876 5473 8067 58

Benjamin Lauver
2422 Cloverleaf Road
Elizabethtown, PA 17022

Re: Proposed Echo Housing Unit
Property Located at 2422 Cloverleaf Road, Elizabethtown, PA 17022
Tax Parcel Account #461-29809-0-0000
Case #250018

Dear Mr. Lauver:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on November 3, 2025. The hearing for the application is scheduled for **6:00 P.M. on Wednesday, December 10, 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 have provided a plot plan that will be provided to the Zoning Hearing Board as part of your full application package. The plan shows the proposed location of the detached echo housing unit in the context of existing improvements. The Google Maps aerial image enclosed with this letter will also be provided to the Board.
- The subject property contains 0.86 acres and is located within the (A) Agricultural District. §135-225 permits echo housing as a special exception in the Agricultural District. However, a detached manufactured housing unit is permitted on properties two acres or greater.
- You are seeking and have 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 requests have been made pursuant to Chapter 135:
 - (1) Special exception pursuant to Chapter 135, Article IX, §135-83.F – echo housing
 - (2) Variance from Chapter 135, Article XXII, §135-225.C – detached unit on a property smaller than two acres

General criteria for special exceptions and variances are found in §135-383 of the Zoning Ordinance. I am enclosing a copy of §135-383 to prepare for the hearing.

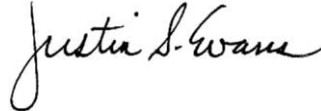
In the event the Mount Joy Township Zoning Hearing Board would approve the application, the Township recommends the following conditions be applied to any approvals:

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 obtain all applicable permits to place the echo housing structure on the property and obtain a certificate for use and occupancy.
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 December 10, 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: Lauver, Benjamin – First Class Mail
MJT Zoning Hearing Board
File

Enclosures



2422 Cloverleaf Rd



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