

RECEIVED

ZHB Case # 260002

NOV 24 2025

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: Reem Al-Athary for Green Gate Auto L.L.C.

Address: 3037 Westwood dr. City/State/Zip: Lancaster PA 17601

Phone: 215 500 1994 Fax: _____

E-mail: athary6@gmail.com

2. Landowner Information (if different from the Applicant)

Name: Kevin GREWAL

Address: P.O. Box 33 City/State/Zip: MT. AETNA PA 19544

Phone: 717-917-5100 Fax: _____

E-mail: nitrogas1@aol.com

3. Property Information

Property Address: 467 Hershey Rd.

City/State/Zip: Elizabethtown PA 17022

Existing Use: VACANT Proposed Use: Auto Sale & Repair

Total Property Area (Sq. Ft. or Acres): 0.81

FOR TOWNSHIP USE ONLY

Date Application Received: November 24, 2025

Date Application to be heard: _____

Tax Parcel #: 460-05687-0-0000

Zoning District: Mixed Use (MU)

Application Denied/Approved: _____

4. Request for Special Exception

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

135-143 C. Venical Sales
135-143 E. Venical Service & Repair

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:

Used cars Dealership & Auto Repair

This site is suitable for a Special Exception Use because:

The Property is a commercial Property
was formally Used by a Repair Shop
a Large Lot for Inventory

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

I am surrounded by woods and vacant
Properties that are zoned as Mixed
Use.

5. Expansion of Special Exception Uses

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

1

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:

135-266.B Public water
135-267.B Public water

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

Property is not currently on public water. Public water service is not in the area of this property

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.):

N/A

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 Public water system is not located near this property

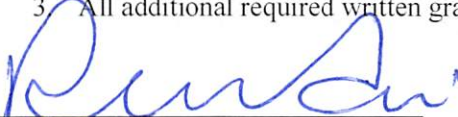
Explain how the granting of a variance will not be a substantial detriment to the public good or a substantial impairment of the intent and purpose of the Zoning Ordinance:

There is a well on the property and we use water coolers and bottled water

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

11/24/25
Date Signed

Reem Al-Athary
Applicant's Name (Printed)


Landowner Sign (if different from Applicant)

11/21/25
Date Signed

KEVIN GREWAL
Landowner's Name (Printed)



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022

717.367.8917 • 717.367.9208 fax

www.mtjoytwp.org

December 11, 2025

Certified Mail # 9407 1118 9876 5432 8865 86

Certified Mail # 9407 1118 9876 5473 8816 04

Reem Al-Athary
3037 Westwood Drive
Lancaster, PA 17601-1636

Kevin Grewal
PO Box 33
Mount Aetna, PA 19544-0033

Re: Proposed Vehicular Sales, Service, and Repair Business
Property Located at 467 Hershey Road, Elizabethtown, PA 17022
Tax Parcel Account #460-05687-0-0000
Case #260002

Dear Sir or Ms.:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on November 24, 2025. The hearing for the application is scheduled for **6:00 P.M. on Wednesday, January 7, 2026** at the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022. I offer the following comments on the application:

- Your application proposes to establish an automotive sales, service, and repair business at 467 Hershey Road, Elizabethtown. The subject property was formerly used as an automotive repair business and more recently used as a temporary parking lot for a restoration business. It was also the subject of Zoning Hearing Board Case #230009 (decision dated September 14, 2023), which granted a special exception to permit a vehicular fueling station and convenience store as well as a variance to permit those uses without public water and sewer service.
- The subject property 0.81 acres in size and is located in the (MU) Mixed Use District. No physical improvements are proposed to accommodate the requested uses.
- 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:

Special Exceptions

- (1) Chapter 135, Article XV, §135-143.C – vehicular sales or rental establishment
- (2) Chapter 135, Article XV, §135-143.E – vehicular service or repair establishment

Variances

- (3) Chapter 135, Article XXII, §135-266.B – vehicular service or repair establishment without public water and sewer service
- (4) Chapter 135, Article XXII, §135-267.B – vehicular sales or rental establishment without public water and sewer service

General criteria for special exceptions and variances are found in §135-383 of the Zoning Ordinance. I have enclosed a copy of §135-383 for your use in preparing for the scheduled hearing. You should be prepared to testify specifically to the general criteria for special exceptions as set forth in §135-383.B and variances as set forth in §135-383.C. Additionally, you may wish to have an attorney present at the hearing to present your case to the Mount Joy Township Zoning Hearing Board.

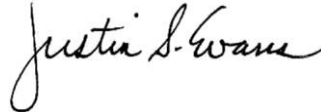
In the event the Mount Joy Township Zoning Hearing Board approves the application, the Township recommends the following conditions be applied to any approvals:

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 a Use & Occupancy Permit for the approved uses.
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 January 7, 2026 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 fluid and cursive, with the first name "Justin" and last name "Evans" clearly legible.

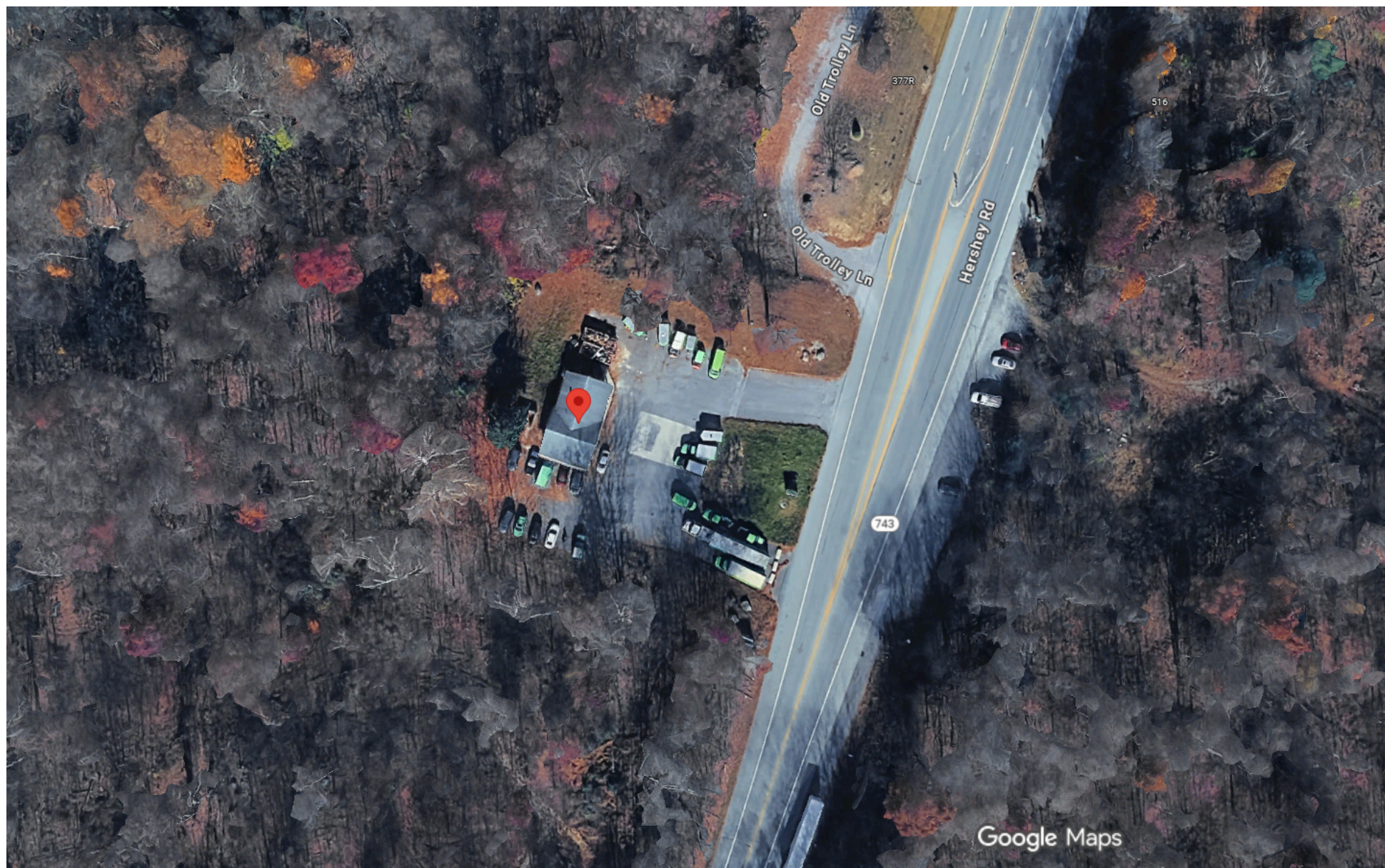
Justin S. Evans, AICP
Assistant Zoning Officer
Mount Joy Township

Copy: Reem Al-Athary – First Class Mail
Kevin Grewal – First Class Mail
MJT Zoning Hearing Board
File

Enclosures



467 Hershey Rd



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