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ZHB Case # 230003

MAR - 8 2023

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: Elizabethtown Mount Joy Associates, L.P.

Address: 1000 Germantown Pike, A-2 City/State/Zip: Plymouth Meeting, PA 19462

Phone: (610) 272-6500 Fax: _____

E-mail: bob@pennmarkproperties.com

2. Landowner Information (if different from the Applicant)

Name: _____

Address: _____ City/State/Zip: _____

Phone: _____ Fax: _____

E-mail: _____

3. Property Information

Property Address: 2395 South Market Street

City/State/Zip: Mt. Joy, PA

Existing Use: Undeveloped Proposed Use: Retail Shopping Center

Total Property Area (Sq. Ft. or Acres): 22.12 Acres (+/-) gross

FOR TOWNSHIP USE ONLY

Date Application Received: March 8, 2023

Date Application to be heard: April 5, 2023

Tax Parcel #: 461-00486-0-0000

Zoning District: Limited Commercial (C-1)

Application Denied/Approved: _____

4. Request for Special Exception

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

N/A

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:

This site is suitable for a Special Exception Use because:

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

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:

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:

135-122.C, 135-256.A(1), 135-256.A(3)

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

See Attached Addendum / Narrative

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 Attached Addendum / Narrative

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 Attached Addendum / Narrative

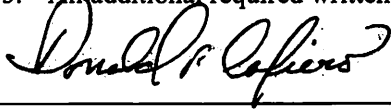
Explain how the granting of a variance will not be a substantial detriment to the public good or a substantial impairment of the intent and purpose of the Zoning Ordinance:

See Attached Addendum / Narrative

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

3/8/2023

Date Signed

Donald F. Cafiero

Applicant's Name (Printed)

Landowner Sign (if different from Applicant)

Date Signed

Landowner's Name (Printed)