

RECEIVED

Sep 06 2023

ZHB Case # 230015

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

~~ELIZABETHTOWN~~  
Name: Elizabeth Mt Joy LLC

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

Phone: 610-272-6500 Fax: 610-272-9450

E-mail: bob@pennmark.com

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

Name: McArt Inc. ~~PO Box 4688~~ SAME

Address: PO Box 4688 City/State/Zip: Lancaster PA 17604

Phone: 717-397-9666 Fax: \_\_\_\_\_

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

### 3. Property Information

Property Address: 2269 S. Market Street

City/State/Zip: Elizabethtown PA 17022

Existing Use: Gen Commercial/C-2 Proposed Use: C-2 (no change)

Total Property Area (Sq. Ft. or Acres): 10.729 Acres

### FOR TOWNSHIP USE ONLY

Date Application Received: September 6, 2023

Date Application to be heard: October 4, 2023

Tax Parcel #: 460-32729-0-0000 & 460-04088-0-0000

Zoning District: General Commercial (C-2)

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

#### 4. Request for Special Exception

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

135-133-N for mini warehouses

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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:

Mini warehouse is the best and most practical use for the land

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This site is suitable for a Special Exception Use because:

The property was previously granted for the use of a mini warehouse

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

No additional dust, noise fumes, odors, glare to adjacent properties. increased traffic will be minimal affect and the caracter of the neighborhood will be unchanged.

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

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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.):"

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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:

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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:

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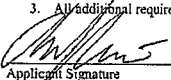
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**7. Certification**

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

  
Applicant Signature

9-6-23  
Date Signed

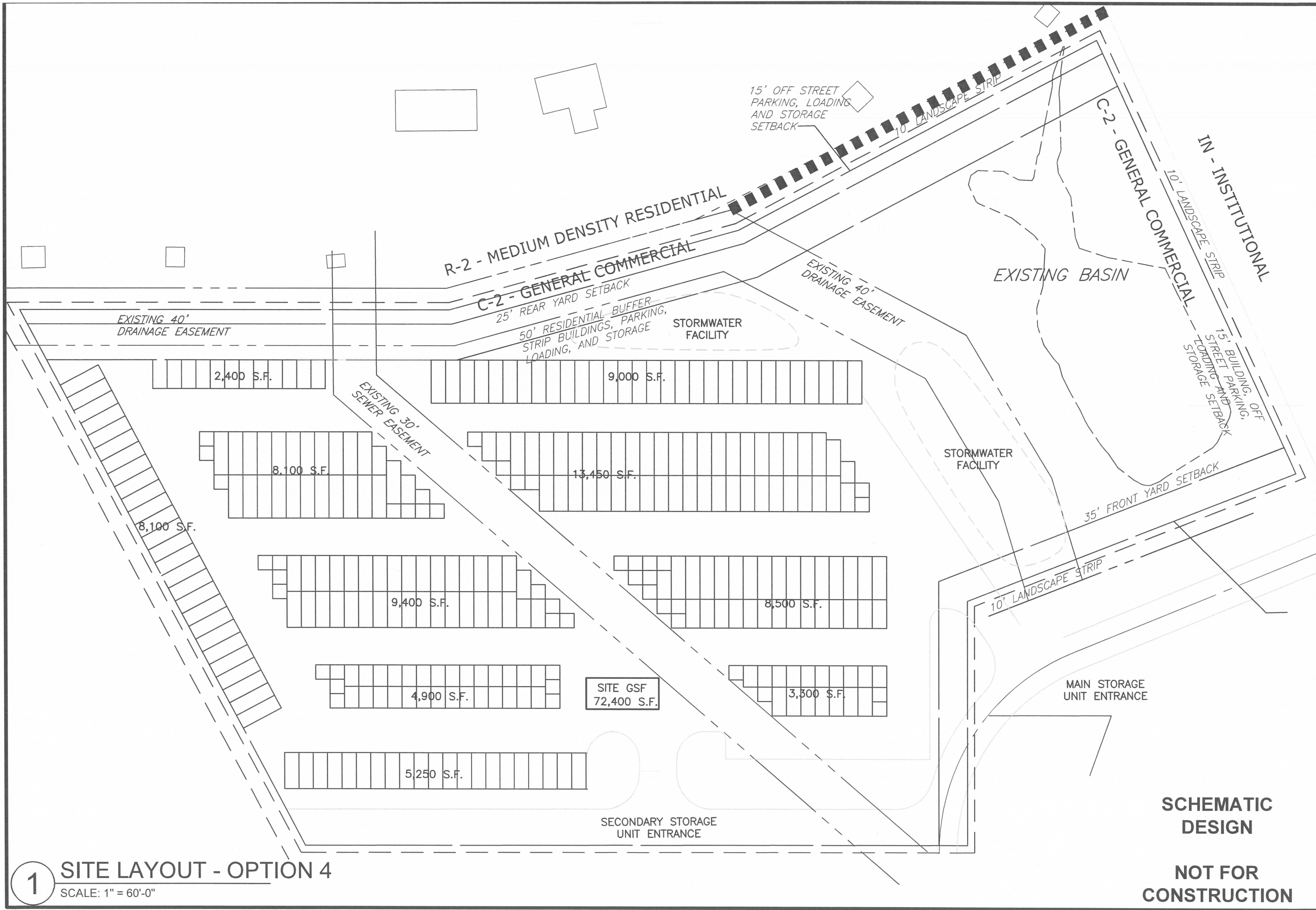
Chris Capiero  
Applicant's Name (Printed)

\_\_\_\_\_  
Landowner Sign (if different from Applicant)

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Landowner's Name (Printed)





**1 SITE LAYOUT - OPTION 4**  
SCALE: 1" = 60'-0"

REVISION		DESCRIPTION
No.	Date	
1		
2		
3		

**SAA**architects  
600 North Harley Street, Suite 150  
T • 717.843.3200 F • 717.699.0205  
www.SAAarchitects.com

© 2023, SAA Architects, Inc.  
**PROPOSED SITE LAYOUT**  
MOUNT JOY SELF STORAGE  
MOUNT JOY TWP, LANCASTER PA

FILE No.:	23-111
DATE:	9/5/23
SCALE:	AS NOTED
DRAWN BY:	KMS
DRAWING No.:	SK-4

### Property Information

<b>Property ID</b>	460-04088-0-0000	<b>Property Use</b>	200 - INDUSTRIAL
<b>Tax Year</b>	2023 <input type="button" value="v"/>	<b>Land Use</b>	201 - INDUSTRIAL -
<b>Township</b>	460 Mount Joy Twp (Upper)	<b>Tax Status</b>	VACANT Taxable
<b>Site Address</b>	2269 S MARKET ST	<b>Clean &amp; Green</b>	No

No Property Sketches or Photos

### Related Names

<b>Parcel Owner</b>	ELIZABETHTOWN MT JOY LLC, 1000 GERMANTOWN PK SUITE A 2 PLYMOUTH MEETING, PA 19462
<b>Status</b>	Current

### Assessments

#### Annual Billing

	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	272,600	0	272,600	0	0	0
Exempt	0	0	0	0	0	0
<b>Total</b>	<b>272,600</b>	<b>0</b>	<b>272,600</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Note:** Preferential assessment values are used for taxation when preferential values are greater than zero.

Property Characteristics			
Electric	Gas	Sewage	Water
HOOKED-UP	NONE	SEPTIC	WELL

Market Land Valuation			
Property Type	Land Type	Sq. Ft.	Calc. Acres
COM - Commercial	2 - PRIMARY HOMESITE	43,560	1.0000
COM - Commercial	6 - RESIDUAL	52,708	1.2100

No Structure Information
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No Exemptions
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Sales History						
Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
2017	6331298	DEED	5/4/2017	MCART INC	ELIZABETHTOWN MT JOY LLC	\$1,050,000
1900	Z-850556		1/1/1900			\$0

### Property Information

<b>Property ID</b>	460-32729-0-0000	<b>Property Use</b>	100 - RESIDENTIAL
<b>Tax Year</b>	2023 <input type="button" value="v"/>	<b>Land Use</b>	101 - VACANT LAND
<b>Township</b>	460 Mount Joy Twp (Upper)	<b>Tax Status</b>	Taxable
<b>Site Address</b>	2269 S MARKET ST	<b>Clean &amp; Green</b>	No

No Property Sketches or Photos

### Related Names

<b>Parcel Owner</b>	ELIZABETHTOWN MT JOY LLC, 1000 GERMANTOWN PK SUITE A 2 PLYMOUTH MEETING, PA 19462
<b>Status</b>	Current

### Assessments

#### Annual Billing

	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	156,900	0	<b>156,900</b>	0	0	<b>0</b>
Exempt	0	0	<b>0</b>	0	0	<b>0</b>
<b>Total</b>	<b>156,900</b>	<b>0</b>	<b>156,900</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Note:** Preferential assessment values are used for taxation when preferential values are greater than zero.

Property Characteristics			
Electric	Gas	Sewage	Water
AVAILABLE	NONE	NONE	NONE

Market Land Valuation			
Property Type	Land Type	Sq. Ft.	Calc. Acres
RES - Residential	7 - SECONDARY	43,560	1.0000
RES - Residential	6 - RESIDUAL	291,852	6.7000

No Structure Information
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No Exemptions
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Sales History						
Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
2017	6331298	DEED	5/4/2017	MCART INC	ELIZABETHTOWN MT JOY LLC	\$1,050,000
1998	5707/539		4/21/1998			\$0



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022  
717.367.8917 • 717.367.9208 fax  
www.mtjoytp.org

September 13, 2023

Certified Mail # 9407 1118 9876 5413 8251 08

Elizabethtown Mt Joy LLC  
1000 Germantown Pike Suite A-2  
Plymouth Meeting, PA 19462

Re: Proposed Miniwarehouse Facility  
Property Located at 2269 South Market Street, Elizabethtown, PA 17022  
Tax Parcel Account #460-32729-0-0000 & #460-04088-0-0000  
Case #230015

Dear Sir or Ms.:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on September 6, 2023. The hearing for the application is scheduled for **6:00 P.M. on Wednesday, October 4, 2023** at the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022. I offer the following comments on the application:

- I have printed out an aerial image and a street view image for reference by the Zoning Hearing Board.
- The subject property is located within the C-2, General Commercial District, consisting of approximately 10.729 acres. The property has been vacant in recent years with an abandoned building remaining.
- The applicant is seeking zoning approval to redevelop the site as a miniwarehouse facility. The Zoning Ordinance has established specific standards for this land use as set forth in §135-245. You should be prepared to demonstrate compliance with all applicable standards at the hearing.
- The applicant is seeking and has 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 special exception has been requested pursuant to Chapter 135, as noted below:

(1) Chapter 135, Article XIV, §135-133.N to permit a miniwarehouse use

General criteria for special exceptions are found in §135-383.B 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 a special exception as set forth in §135-383.B.

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 and/or the owner(s) of the subject property 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 submit and gain approval of a land development plan through the Mount Joy Township Planning Commission.
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 October 4, 2023 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  
Township Manager/Zoning Officer  
Mount Joy Township

Copy: Elizabethtown Mt Joy LLC – First Class Mail  
MJT Zoning Hearing Board  
File

Enclosures









Elizabethtown, Pennsylvania  
Google Street View  
Aug 2021      See more dates