

RECEIVED

Apr 03 2024

MOUNT JOY TOWNSHIP

ZHB Case # 240005

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: Lancaster County Career & Technology Center - Mount Joy Campus

Address: 432 Old Market Street City/State/Zip: Mount Joy, PA 17552

Phone: (717) 653-3001 Fax: _____

E-mail: jfrey@lancasterctc.edu

2. Landowner Information (if different from the Applicant)

Name: Lancaster County Career & Technology Center Authority

Address: 1730 Hans Herr Drive City/State/Zip: Willow Street, PA 17584

Phone: (717) 464-7050 Fax: _____

E-mail: twolfe@lancasterctc.edu

3. Property Information

Property Address: 432 Old Market Street

City/State/Zip: Mount Joy, PA 17552

Existing Use: School - Institutional Proposed Use: Residential - Single Family

Total Property Area (Sq. Ft. or Acres): 66.878 acres

FOR TOWNSHIP USE ONLY

Date Application Received: April 3, 2024

Date Application to be heard: May 1, 2024

Tax Parcel #: 461-59458-0-0000

Zoning District: Low Density Residential (R-1)

Application Denied/Approved: _____

4. Request for Special Exception

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

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:

Article XXIII, Section 135-320.A. - Flag Lots

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

The applicant is looking for a Variance to allow the use of a flag lot in the R-1 zoning district in order to preserve as much land as possible for their institutional use - Secondary, Vocational, Technical education

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.):"

The use of a flag lot as a lot layout / design option helps preserve land for use by the school as a school and pushes forward with developing single-family dwellings in support of the building trades curriculum.

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:

Strict adherence to the zoning ordinance would result in a much greater disturbed area and impervious ground cover to construct a street to serve three single family lots. The alternate standard being proposed is a private access drive serving three homes.

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:

The development of single family lots in the R-1 zoning district is permitted by right. Two dwellings exist per a prior recorded subdivision. The proposed flag lot represents the third , single-family lot along Fairview Street in this planned community created by LCCTC.

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

Julie Fry
Applicant Signature

4/2/2024
Date Signed

Julie Fry, D.Ed
Applicant's Name (Printed)

Martin J. Smith
Landowner Sign (if different from Applicant)

04.03.2024
Date Signed

L.C.S.T.C. AUTHORITY CHR,

MARTIN J. SMITH
Landowner's Name (Printed)



Surveyors - Engineers - Landscape Architects

RECEIVED

APR - 3 2024

MOUNT JOY TOWNSHIP

April 3, 2024

Justin Evans, AICP
Township Zoning and Codes Officer
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

SUBJECT: Lancaster County Career and Technology Center – Mount Joy Campus
Zoning Hearing Board Submission
DCG Project Number **4343-22**

Dear Mr. Evans:

On behalf of our client, Lancaster County Career and Technology Center Authority, we are submitting a Zoning Hearing Board application for the proposed subdivision of a flag-shaped lot within the R-1 Zoning District. The proposed single-family lot (shown as Lot #2) is located on the east side of Fairview Road, just outside the Mount Joy Borough limits on the Mount Joy campus of LCCTC. The site is located within an area of the campus designated R-1 Medium Density Residential Zoning District; Institutional zoning is situated to the north of the proposed lot. The municipal boundary with Mount Joy Borough and an area of the campus zoned C – Conservation is situated south of the existing lots adjoining Fairview Street.

The purpose of this application is to request a Variance of Section 135-320.A of Article XXIII, General Regulations to allow the use of a flag lot in the development of a single-family lot. This section of the Zoning Ordinance indicates that “flag lots shall only be permitted when they will enable the preservation of some important natural or cultural feature (including productive farmland) which would otherwise be disturbed by conventional lotting techniques”. In this application, the LCCTC wishes to preserve a significant physical connection between their institutional land which is developed as a secondary education campus on the north side of the existing lots.

The proposed lots are being created in a manner to benefit the educational program and the resulting community as a whole. Planning for subdividing lots on the Mount Joy Campus started in 2006. The LCCTC Authority wants to preserve as much of their land as possible in a manner that can be readily accessed and used by the school for future needs which may include, utilities, storm water management and green space while creating a small, intimate neighborhood of several single-family homes nestled within and surrounded by the Institutional and Conservation zoned lands of the campus. The utilization of a flag lot in this location and in the R-1 zoning district will allow for minimal land disturbance, less impervious coverage and provide a shorter, 18’ wide private shared driveway access to serve three homes.

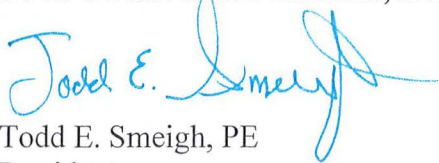
Land is being subdivided and developed from specific areas of the Mount Joy Campus in accordance with prior plans provided to the Township. The residential lots are being developed through the building trades curriculum at the school. Developing portions of land on campus allows the school to conduct the education program in a safe and controlled manner.

In 2023, the Board of Supervisors took action to amend the official map to remove a through street from Old Market Street to Fairview Street on the LCCTC campus. This action was based on a planning presentation prepared by Thomas Comitta Associates out of West Chester, PA. LCCTC desires to move forward with the subdivision process to keep building lots available for the education program. A 600' cul-de-sac street is proposed to be developed after Lot #2. The lots around the proposed public street will be built in a phased fashion as home construction takes two years to complete on any given lot based upon the school calendar and the curriculum.

We look forward to presenting our plan to the Zoning Hearing Board in May.

Sincerely,

D. C. GOHN ASSOCIATES, INC.



Todd E. Smeigh, PE
President

cc: Dr. Julie Fry, Principal, Mount Joy Campus - LCCTC
File



Surveyors - Engineers

Landscape Architects

**Adjoining Property Owners
Lancaster County Career & Technology Center
Mount Joy Borough & Mount Joy Township**

1. Owner Name: Lancaster County Vo-Tech School Authority
Tax Account No: 461-59458-0-0000
Deed Inst. No Deed Reference
Recorded Plan: 2016-0355-J
Address: 432 Old Market Street
2. Owner Name: Jeffrey & Kay Chaby and Kate Freidenfeld
Tax Account No: 461-66039-0-0000
Deed Inst. # 6692507
Recorded Plan: 2016-0355-J
Address: 324 Old Market Street
3. Owner Name: Chad Michael Myers and Cheryl Ann Portner
Tax Account No: 461-66319-0-0000
Deed Inst. # 6627745
Recorded Plan: 2016-0355-J
Address: 316 Old Market Street
4. Owner Name: Scott K. & Janine E. Niehaus
Tax Account No: 461-67009-0-0000
Deed Inst. # 6518331
Recorded Plan: 2016-0355-J
Address: 308 Old Market Street
5. Owner Name: Borough of Mount Joy
Tax Account No: 450-98089-0-0000
Deed Inst. # H-59-525
Address: Manheim Street
6. Owner Name: Seth C. Keefer
Tax Account No: 450-90553-0-0000
Deed Inst. # 6186666
Address: 178 Manheim Street

7. Owner Name: Chad E. & Kody A. Gingrich
Tax Account No: 450-84216-0-0000
Deed Inst. # 6468333
Address: 176 Manheim Street
8. Owner Name: Bonnie A. & Timothy M. Eichler and Matthew A. & Amanda K. Myers
Tax Account No: 450-77669-0-0000
Deed Inst. # 6335752
Address: 174 Manheim Street
9. Owner Name: Matthew A. & Shelly D. Hilles
Tax Account No: 450-59364-0-0000
Deed Inst. # 5552851
Address: 1 Hemp Street
10. Owner Name: Rainbows End Youth Services, Inc.
Tax Account No: 450-29744-0-0000
Deed Inst. # 5587359
Address: 105 Hemp Street
11. Owner Name: Keith R. & Debra L. Beach
Tax Account No: 450-05967-0-0000
Deed Inst. # D-83-329
Recorded Plan: Book J-167 Page 37
Address: 127 Fairview Street
12. Owner Name: Mount Joy Area Historical Society
Tax Account No: 450-59318-0-0000
Deed Inst. # No Deed listed
Address: 120 Fairview Street
13. Owner Name: P3B Holdings LLC
Tax Account No: 450-60847-0-0000
Deed Inst. # 6620940
Recorded Plan: Book J-214 Page 011
Address: 202 Fairview Street
14. Owner Name: R. Michael Lepore & Deborah L. Moyers & Lepore Moyers Partnership
Tax Account No: 450-09490-0-0000
Deed Inst. # 6056-0496
Recorded Plan: Book J-214 Page 011
Address: 301 W. Main Street
15. Owner Name: Jonathan D. & Kari L. Garber
Tax Account No: 450-54177-0-0000
Deed Inst. # 6689932
Address: Fairview Street

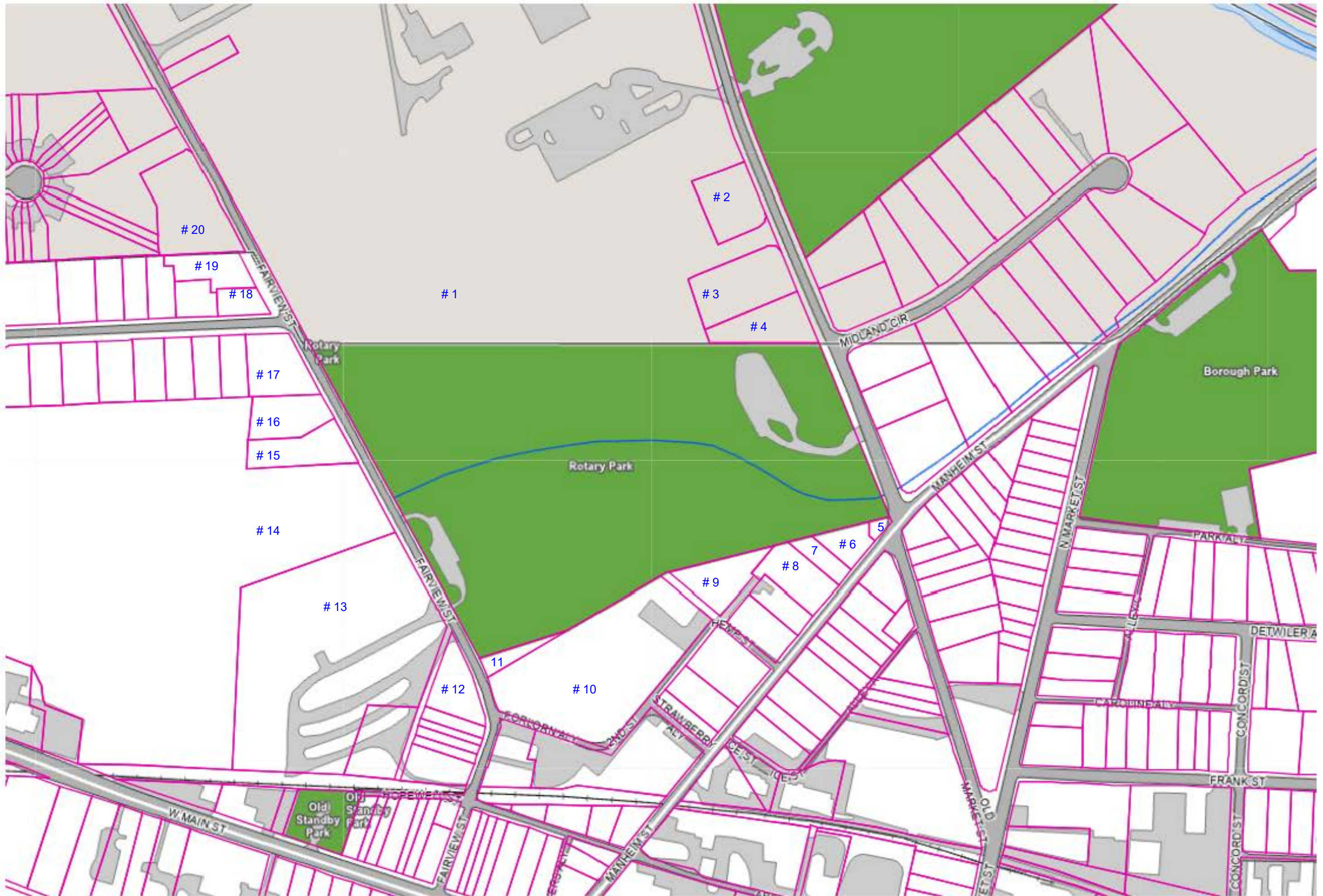
16. Owner Name: Glenn E. & Sylvia M. Weaver
Tax Account No: 450-50156-0-0000
Deed Inst. # I-65-60
Address: 212 Fairview Street

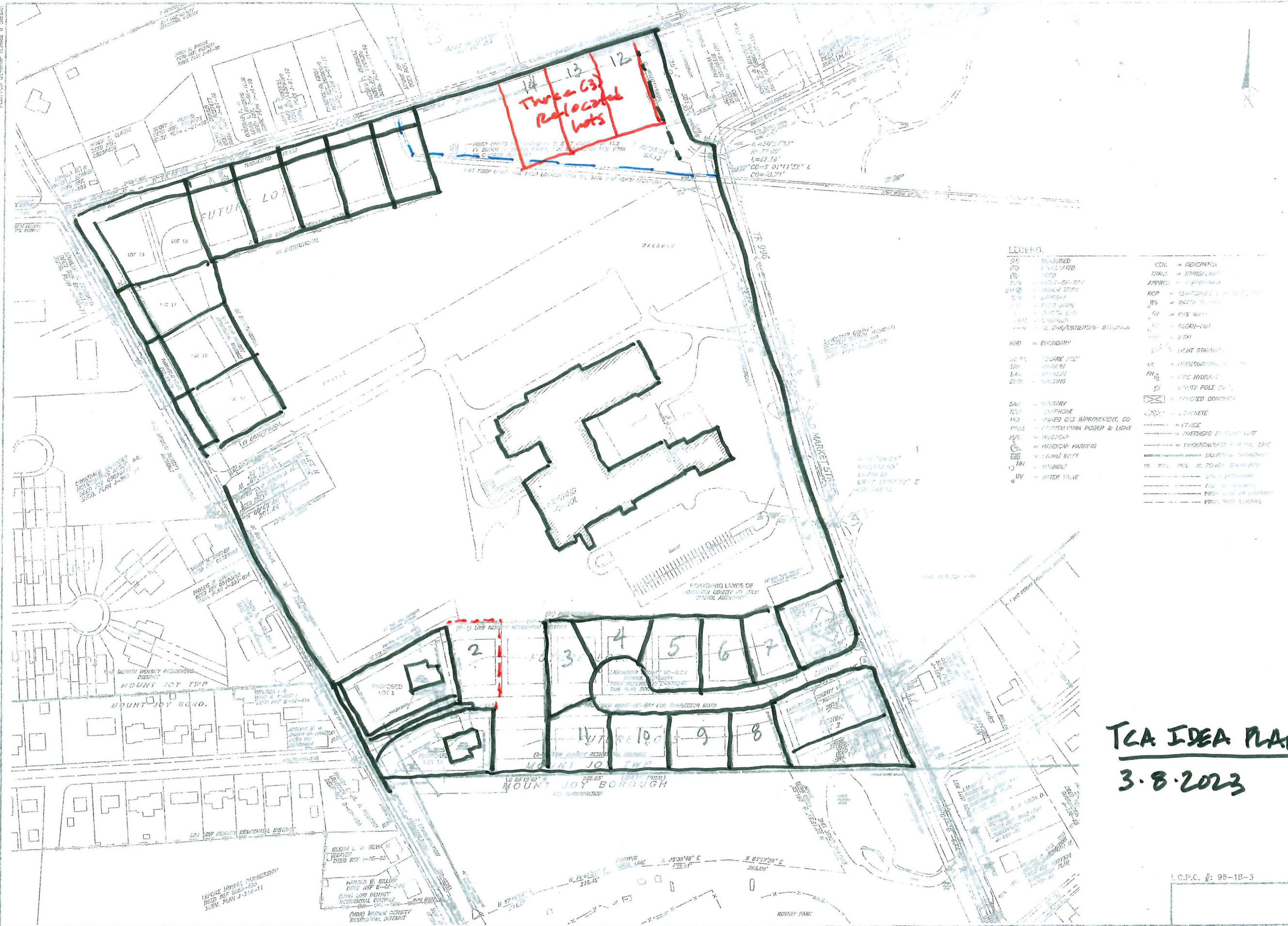
17. Owner Name: Carolyn F. Wenger
Tax Account No: 450-47572-0-0000
Deed Inst. # 6764044
Address: 200 Birchland Ave.

18. Owner Name: Joseph Marshall & Sarah Megan Hamblin
Tax Account No: 450-38234-0-0000
Deed Inst. # 5200404
Address: 201 Birchland Ave.

19. Owner Name: Melissa I. & Sino A. Curreli
Tax Account No: 450-31013-0-0000
Deed Inst. # W-92-416
Address: 304 Fairview Street

20. Owner Name: Loren P. & Melissa B. Kreider
Tax Account No: 461-25358-0-0000
Deed Inst. # 5787005
Address: 310 Fairview Road





Three (3) Relocated lots

TCA IDEA PLAN
3.8.2023

DATE	REVISIONS
1/17/21	1.000
6/24/21	1.000
10/26/22	1.000

OWNER	NAME
LANCASTER COUNTY	SCHOOL AUTHORITY
1730 HARRIS STREET	WILLOW STREET

gohn
ARCHITECTS, INC.

1730 HARRIS STREET
WILLOW STREET
LANCASTER, PA 17303

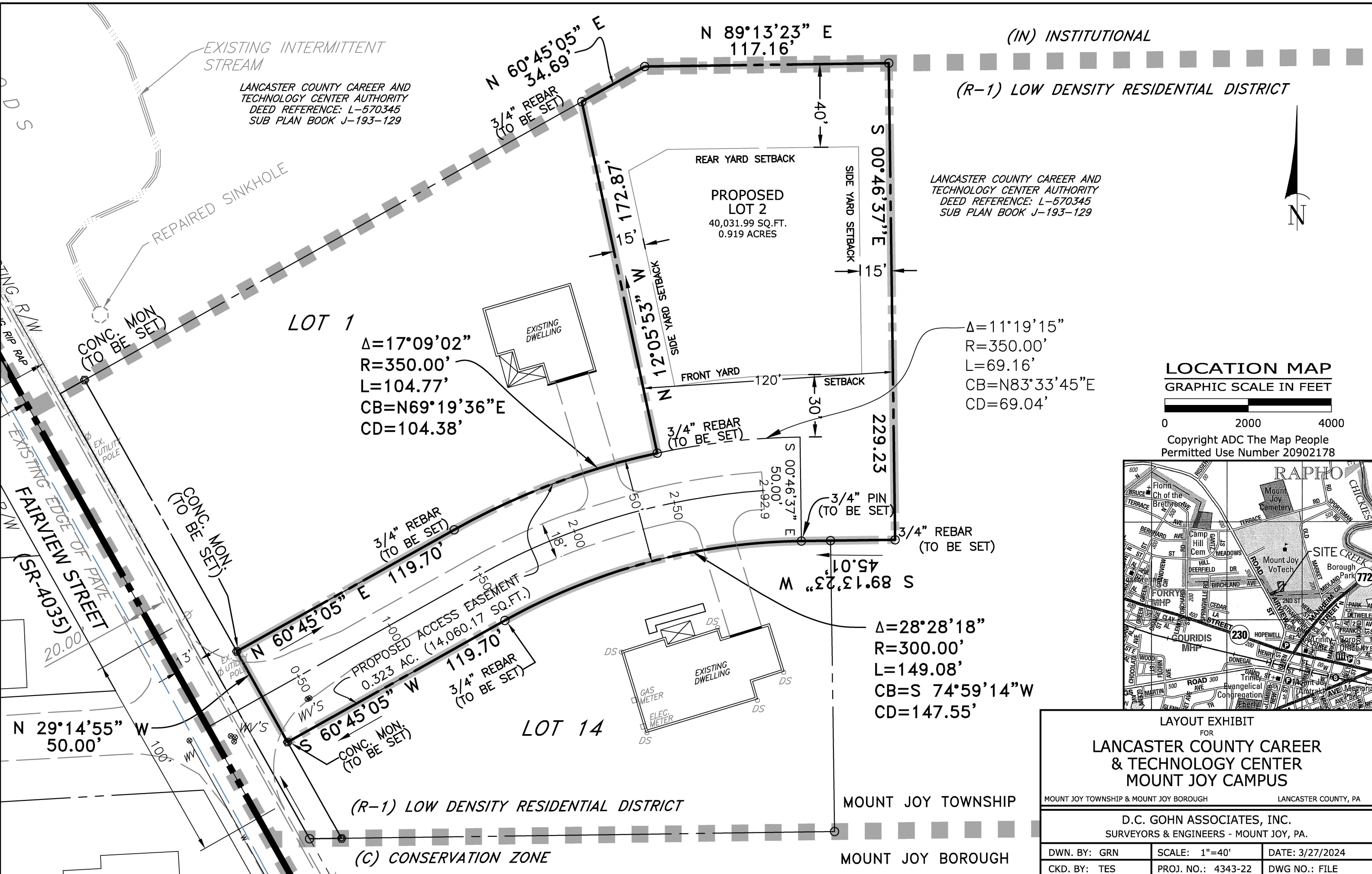
PROJECT NO.	DATE
14243-21	10/12/2022

PLANNING PLAN

LANCASTER COUNTY CAREER & TECHNOLOGY CENTER
MOUNT JOY CAMPUS

LANCASTER COUNTY, PENNSYLVANIA

L.C.P.C. #: 96-18-3



(IN) INSTITUTIONAL

(R-1) LOW DENSITY RESIDENTIAL DISTRICT

LANCASTER COUNTY CAREER AND TECHNOLOGY CENTER AUTHORITY
DEED REFERENCE: L-570345
SUB PLAN BOOK J-193-129



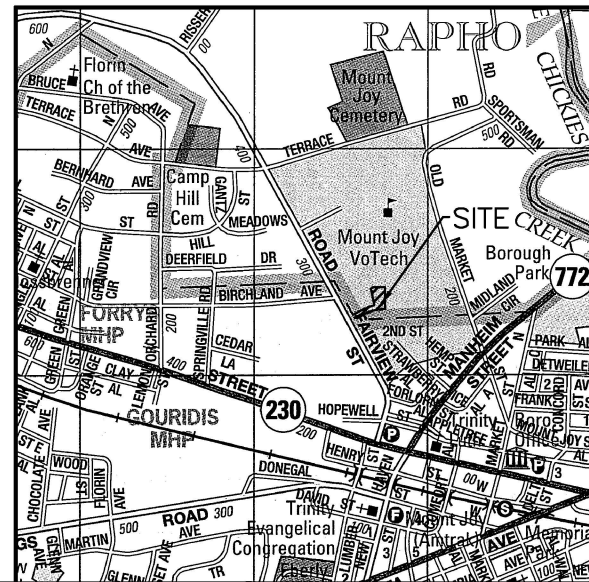
LOCATION MAP

GRAPHIC SCALE IN FEET



0 2000 4000

Copyright ADC The Map People
Permitted Use Number 20902178



LAYOUT EXHIBIT FOR LANCASTER COUNTY CAREER & TECHNOLOGY CENTER MOUNT JOY CAMPUS		
MOUNT JOY TOWNSHIP & MOUNT JOY BOROUGH LANCASTER COUNTY, PA		
D.C. GOHN ASSOCIATES, INC. SURVEYORS & ENGINEERS - MOUNT JOY, PA.		
DWN. BY: GRN	SCALE: 1"=40'	DATE: 3/27/2024
CKD. BY: TES	PROJ. NO.: 4343-22	DWG NO.: FILE

LOT 1

$\Delta=17^{\circ}09'02''$
 $R=350.00'$
 $L=104.77'$
 $CB=N69^{\circ}19'36''E$
 $CD=104.38'$

PROPOSED
LOT 2
40,031.99 SQ.FT.
0.919 ACRES

$\Delta=11^{\circ}19'15''$
 $R=350.00'$
 $L=69.16'$
 $CB=N83^{\circ}33'45''E$
 $CD=69.04'$

LOT 14

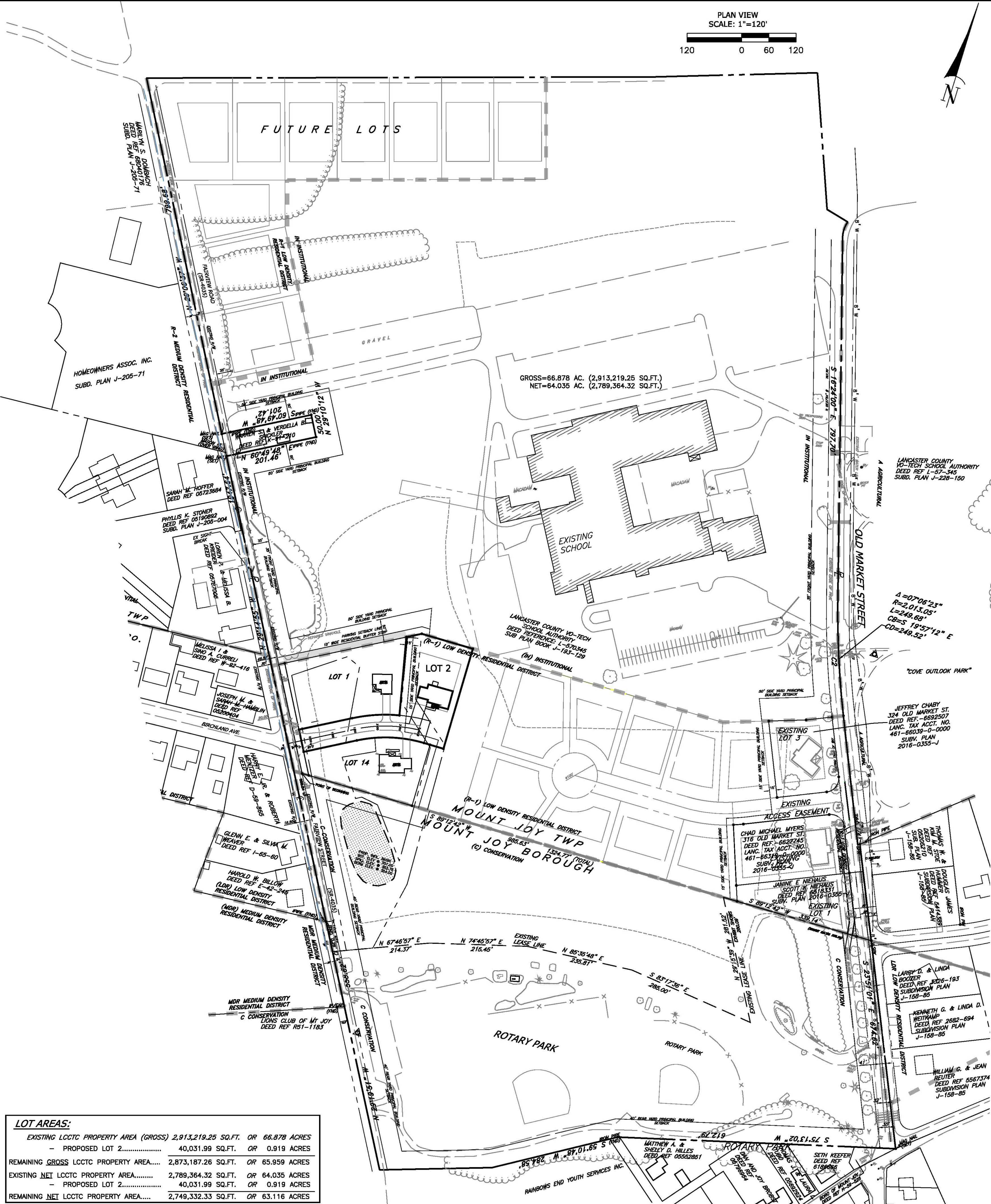
$\Delta=28^{\circ}28'18''$
 $R=300.00'$
 $L=149.08'$
 $CB=S 74^{\circ}59'14''W$
 $CD=147.55'$

(R-1) LOW DENSITY RESIDENTIAL DISTRICT

(C) CONSERVATION ZONE

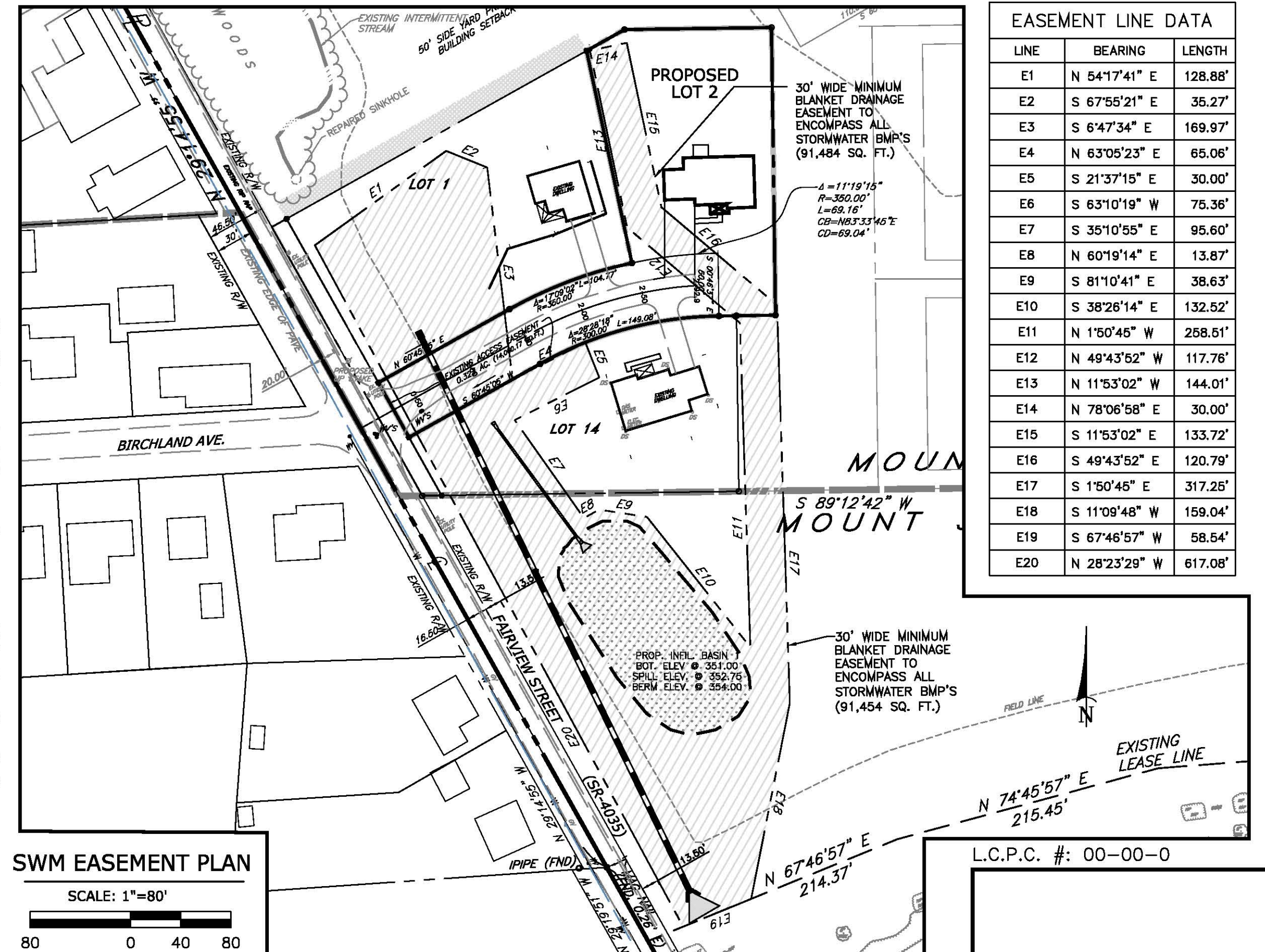
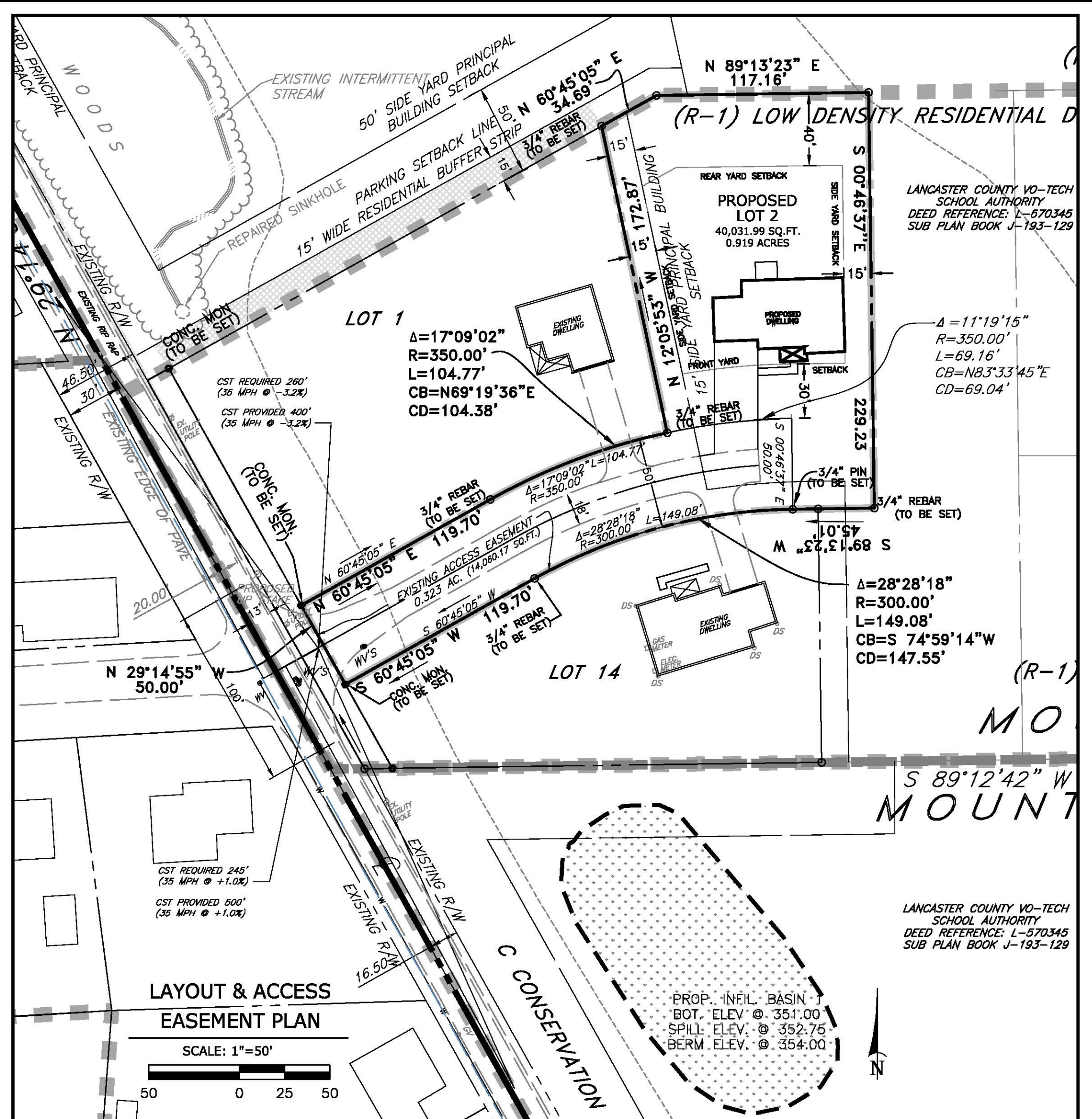
MOUNT JOY TOWNSHIP

MOUNT JOY BOROUGH



LOT AREAS:

EXISTING LCCTC PROPERTY AREA (GROSS)	2,913,219.25 SQ.FT.	OR	66.878 ACRES
- PROPOSED LOT 2.....	40,031.99 SQ.FT.	OR	0.919 ACRES
REMAINING GROSS LCCTC PROPERTY AREA.....	2,873,187.26 SQ.FT.	OR	65.959 ACRES
EXISTING NET LCCTC PROPERTY AREA.....	2,789,364.32 SQ.FT.	OR	64.035 ACRES
- PROPOSED LOT 2.....	40,031.99 SQ.FT.	OR	0.919 ACRES
REMAINING NET LCCTC PROPERTY AREA.....	2,749,332.33 SQ.FT.	OR	63.116 ACRES



EASEMENT LINE DATA

LINE	BEARING	LENGTH
E1	N 54°17'41" E	128.88'
E2	S 67°55'21" E	35.27'
E3	S 6°47'34" E	169.97'
E4	N 63°05'23" E	65.06'
E5	S 21°37'15" E	30.00'
E6	S 63°10'19" W	75.36'
E7	S 35°10'55" E	95.60'
E8	N 60°19'14" E	13.87'
E9	S 81°10'41" E	38.63'
E10	S 38°26'14" E	132.52'
E11	N 1°50'45" W	258.61'
E12	N 49°43'52" W	117.76'
E13	N 11°53'02" W	144.01'
E14	N 78°06'58" E	30.00'
E15	S 11°53'02" E	133.72'
E16	S 49°43'52" E	120.79'
E17	S 1°50'45" E	317.25'
E18	S 11°09'48" W	159.04'
E19	S 67°46'57" W	58.54'
E20	N 28°23'29" W	617.08'

OWNER

LANCASTER COUNTY VO-TECH
SCHOOL AUTHORITY
1730 HANS HERR DRIVE
WILLOW STREET, PA 17584
TELEPHONE: 717-653-3001
DEED REFERENCE: L-570345
LANC. CO. TAX ACCT.: 461-99483-0-0000

32 Mount Joy Street
Mount Joy, PA 17562-0128
Phone: 717-653-1999
Fax: 717-653-1998

Surveyors Engineers
Landscape Architects

PROJECT NO.: 4343-21

SCALE: AS NOTED

DATE: MARCH 22, 2024

DRAWN BY: GRN

CHECKED BY:

DRAWING NO.: CC-2920A

SHEET NO.: 4 OF 12

SCALE: 1"=40'

LAYOUT/EASEMENT PLAN
FOR
LANCASTER COUNTY CAREER
& TECHNOLOGY CENTER
MOUNT JOY CAMPUS
MOUNT JOY TOWNSHIP &
MOUNT JOY BOROUGH
LANCASTER COUNTY, PENNSYLVANIA

L.C.P.C. #: 00-00-0



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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

April 4, 2024

Certified Mail # 9407 1118 9876 5406 0284 55

Certified Mail # 9407 1118 9876 5406 0285 61

Lancaster County Career & Tech Center
432 Old Market Street
Mount Joy, PA 17552

Lancaster County Career & Tech Center Authority
1730 Hans Herr Drive
Willow Street, PA 17584

Re: Proposed Flag Lot
Property Located at 432 Old Market Street, Mount Joy, PA 17552
Tax Parcel Account #461-59458-0-0000
Case #240005

Dear Sir or Ms.:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on April 3, 2024. The hearing for the application is scheduled for **6:00 P.M. on Wednesday, May 1, 2024** at the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022. I offer the following comments on the application:

- You provided multiple site plans and other graphic depictions of the proposed flag lot subdivision. I have provided a street view image of the property attached to this letter that will also be provided to the Board.
- The subject property is approximately 66.878 acres and is located in the R-1 – Low-Density Residential District. It is improved with the Mount Joy Campus of the Lancaster County Career & Technology Center.
- The application proposes to subdivide a 0.919-acre flag lot for the construction of a single-family residence.
- 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 variance has been requested pursuant to Chapter 135, as noted below:

(1) Chapter 135, Article XXIII, §135-320.A – creation of a flag lot

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 gain approval of a Subdivision Plan from 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 May 1, 2024 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 style with a large initial "J" and a long, sweeping underline.

Justin S. Evans, AICP
Zoning Officer
Mount Joy Township

Copy: Lancaster County Career & Technology Center-Mount Joy Campus – First Class Mail
Lancaster County Career & Technology Center Authority – First Class Mail
DC Gohn Associates – via email
MJT Zoning Hearing Board
File

Enclosures

Mount Joy, Pennsylvania

Google Street View

Jan 2024

See more dates



Google

Image capture: Jan 2024 © 2024 Google

