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JUN 21 2024

ZHB Case # 240008

MOUNT JOY TOWNSHIP

11:36 pm pb

### 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@penmarkproperties.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 (+1-) gross

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**FOR TOWNSHIP USE ONLY**

Date Application Received: June 20, 2024

Date Application to be heard: July 30, 2024

Tax Parcel #: 461-82176-0-0000 & 461-00486-0-0000

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.G

135-133.L

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:

See Attached Addendum

This site is suitable for a Special Exception Use because:

See Attached Addendum

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

See Attached Addendum

**5. Expansion of Special Exception Uses**

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

N/A

Existing and proposed square footage of the structure:

See Attached Addendum

Percentage of Expansion:

N/A

Existing front, side and rear yard setbacks:

N/A

Proposed front, side and rear yard setbacks:

See Attached Addendum

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**6. Request for a Variance**

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

N/A

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

N/A

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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.):"

N/A

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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:

N/A

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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:

N/A

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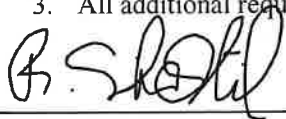
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**7. Certification**

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

06.19.2024

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

Robert Sichelstiel

Applicant's Name (Printed)

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

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

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