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May 07 2025

MOUNT JOY TOWNSHIP

ZHB Case # 250011

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: TALCO HOME IMPROVEMENTS, LLC.

Address: 1732 TURNPIKE RD. City/State/Zip: ELIZABETHTOWN PA 17022

Phone: (717)598-8315 Fax: _____

E-mail: talcohomeimprovements@gmail.com

2. Landowner Information (if different from the Applicant)

Name: Moran Estates, LLC - (will be @ hearing)

Address: 3020 Meadow View Rd, Monheim City/State/Zip: Monheim, PA 17545

Phone: 717-471-4742 Fax: _____

E-mail: austin@gmpe LLC.com

3. Property Information

Property Address: 771 Green Tree Rd

City/State/Zip: Monheim PA 17545

Existing Use: Old Firehouse / Vacant Proposed Use: Lanscaping Biz / Home Improvement

Total Property Area (Sq. Ft. or Acres): .5 Acres

FOR TOWNSHIP USE ONLY

Date Application Received: May 7, 2025

Date Application to be heard: June 4, 2025

Tax Parcel #: 461-97916-0-0000

Zoning District: Agricultural District (A)

Application Denied/Approved: _____

4. Request for Special Exception

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

LOW IMPACT, FAMILY OWNED / OPERATED HOME
BUSINESS / Landscaping Business

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:

WE WOULD LIKE TO HOUSE / OPERATE OUR SMALL
HOME IMPROVEMENT BUSINESS ON SITE. WE MEET @ BUSINESS
LOCATION, PARK PERSONAL VEHICLES, LOAD TRUCKS W/ EQUIPMENT /
MATERIALS & HEAD TO SITE FOR DURATION OF DAY, WE
COMPLETE OFFICE WORK ON WEEKENDS / RAIN DAYS. NO WEEKENDS
This site is suitable for a Special Exception Use because: WORK IS COMPLETED.
WE HAVE ALWAYS BEEN RESPECTFUL OF OURSelves & OUR
COMMUNITY. THIS ALSO ALLOWS A VACANT PROPERTY TO
BE PLACED BACK IN USE.

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

WE INTEND TO OFFER A CLEANER & UPDATED LOOK TO THE
PROPERTY. WE ALSO TEND TO ASSIST OUR NEIGHBORS AS NEEDS
ARISE. VISIBLE VEHICLES ON SITE DAILY, NOISE TIMES,
TWICE A DAY, LOADING IN AM, UNLOADING PM.

☒ 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:



Request for a Variance

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

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

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.):"

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:

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:

7. Certification

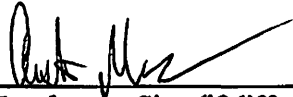
I/we, the undersigned, do hereby certify that:

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

May 6, 2025
Date Signed

ROSS A. FOREY
Applicant's Name (Printed)


Landowner Sign (if different from Applicant)

5/6/2025
Date Signed

Austin Moran
Landowner's Name (Printed)