

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: Jonathan Balfazer
Address: 1465 Briarwood Lane City/State/Zip: Mt. Joy PA 17552
Phone: 717-368-7011 Fax: 717-212-9103
E-mail: _____

2. Landowner Information (if different from the Applicant)

Name: _____
Address: _____ City/State/Zip: _____
Phone: _____ Fax: _____
E-mail: _____

3. Property Information

Property Address: 1465 Briarwood Lane
City/State/Zip: Mount Joy PA 17552
Existing Use: farm^{farming} shop & shed Proposed Use: welding & fabricating
Total Property Area (Sq. Ft. or Acres): 57 acres

FOR TOWNSHIP USE ONLY

Date Application Received: 06/02/2026
Date Application to be heard: 07/01/2026
Tax Parcel #: 460-49306-0-0000
Zoning District: Agricultural
Application Denied/Approved: _____

4. Request for Special Exception

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

Section ~~135-G~~ 135-83.6

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:

I want to be able to produce enough ^{sustainable} income on the farm & I need something other than just raising cattle.
I would like to do welding & fabricating.

This site is suitable for a Special Exception Use because:

I have existing buildings to use. It's an active farm.
I also have plenty of space. Welding use is listed as a farm related business.

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

maybe a bit of increase in traffic.

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:



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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

June 3, 2026

Certified Mail # 9407 1118 9876 5528 1400 28

Jonathan Baltozer
1465 Briarwood Lane
Mount Joy, PA 17552

Re: Farm-Related Business
Property Located at 1465 Briarwood Lane, Mount Joy, PA 17552
Tax Parcel Account #460-49306-0-0000
Case #260010

Dear Mr. Gates:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on June 3, 2026. The hearing for the application is scheduled for **6:00 P.M. on Wednesday, July 1, 2026** at the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022. I offer the following comments on the application:

- You are proposing to establish a welding and fabricating use as a farm-related business within an existing building(s) on the 57.8-acre subject property. It is located in the (A) Agricultural District and occupied by an active agricultural operation and a single-family residence.
- You should be prepared to testify how the proposal meets the farm-related business standards contained in §135-227 of the Zoning Ordinance.
- An aerial image depicting the existing farmstead buildings was provided with the application. I am attaching an aerial image at a smaller scale to show the area surrounding your farm. That will be provided to the Zoning Hearing Board along with your application package.
- You are seeking and have 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 request has been made pursuant to Chapter 135:

(1) Chapter 135, Article IX, §135-83.G – farm-related business

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 should be prepared to testify specifically to the general criteria for special exceptions as set forth in §135-383.B. Additionally, you may wish to have an attorney present at the hearing to present your case to the Mount Joy Township Zoning Hearing Board.

In the event the Mount Joy Township Zoning Hearing Board approves 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 obtain a Use & Occupancy permit for the farm-related business.
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 July 1, 2026 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, looping initial "J".

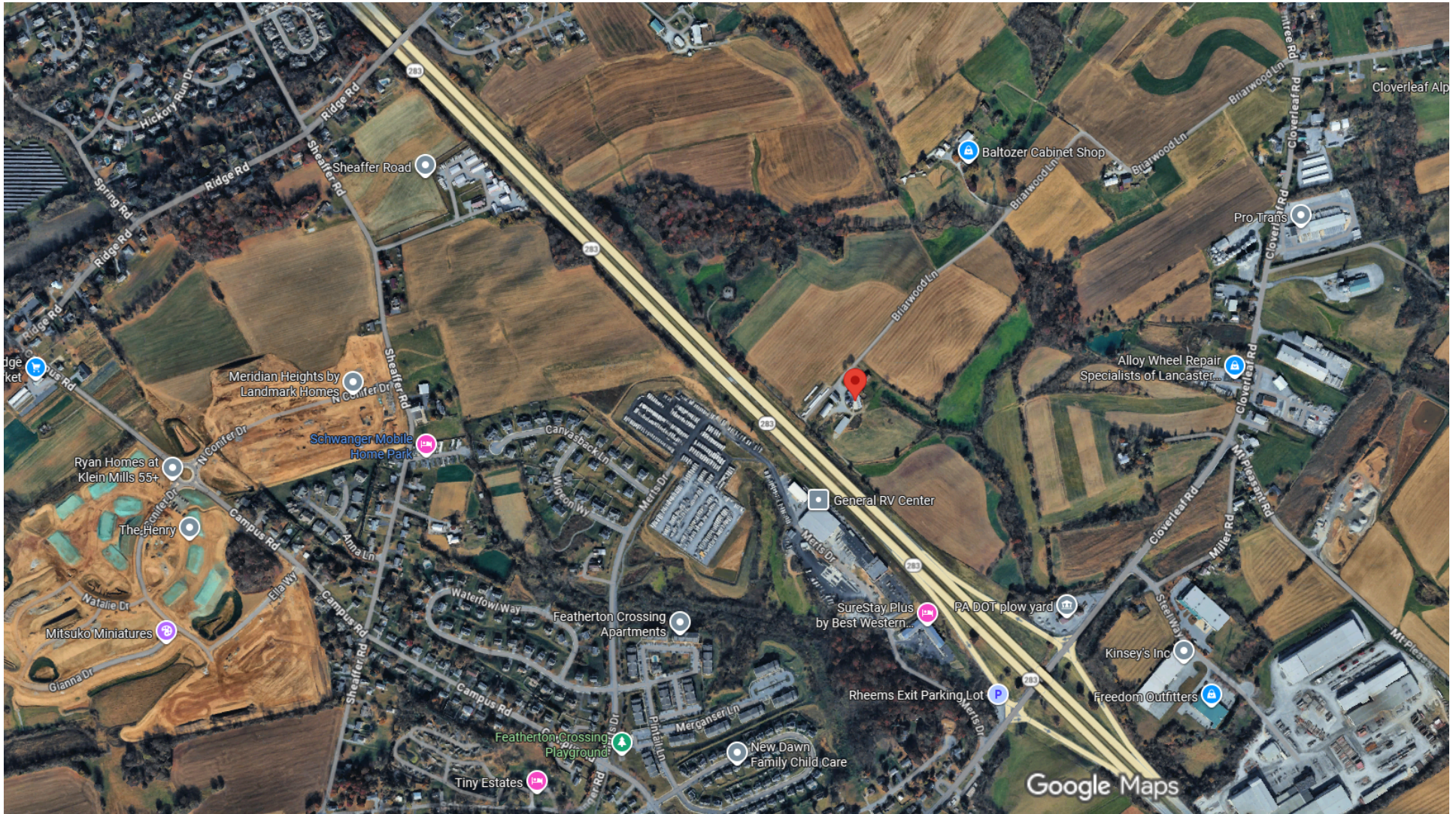
Justin S. Evans, AICP
Assistant Zoning Officer
Mount Joy Township

Copy: Baltozer, Jonathan – First Class Mail
MJT Zoning Hearing Board
File

Enclosures



1465 Briarwood Ln



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