

8853 Elizabethtown Rd
Elizabethtown, PA 17022
Phone: (717)367-8917 - Fax: (717)367-9208

Application Denied/Approved: _____

4. Request for Special Exception

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

N/A

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:

135-105. H(1) and/or 135-105. H(2)

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

I NEEDED BETTER ACCESS TO THE NEW BUILDING
AT THE REAR OF MY PROPERTY, SO I INSTALLED A
PERMEABLE DRIVEWAY OF #3 STONE AND 2B'S
(34 TON OF #3'S) AND (25 TON OF 2B'S) 115' LONG 12' WIDE

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.):

I NEED TO LEVEL THE BANK TO BE ABLE TO
GET ACCESS TO THE BUILDING (TOO STEEP)

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:

THERE WOULD BE NO ACCESS TO THE BUILDING
(STEEP ANGLE AND TOO NARROW)

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:

NO RAIN WATER THAT LANDS ON MY PROPERTY
LEAVES MY PROPERTY, ALL RAIN SPOUTS DRAIN INTO
THE DRIVEWAY WHICH IS DESIGNED LIKE A
STORM WATER RETENTION PIT.

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

* Lawrence L. Witters
Applicant Signature

7-2-26
Date Signed

LAWRENCE L. WITTERS
Applicant's Name (Printed)

Landowner Sign (if different from Applicant)

Date Signed

Landowner's Name (Printed)









MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022

717.367.8917 • 717.367.9208 fax

www.mtjoytwp.org

July 14, 2026

Certified Mail # 9407 1118 9876 5523 0512 44

Lawrence Witters III
1856 Sheaffer Road
Elizabethtown, PA 17022

Re: Relief for Driveway
Property Located at 1856 Sheaffer Road, Elizabethtown, PA 17022
Tax Parcel Account #460-77750-0-0000
Case #260011

Dear Mr. Witters:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on July 6, 2026. The hearing for the application is scheduled for **6:00 P.M. on Wednesday, August 5, 2026** at the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022. I offer the following comments on the application:

- Relief is being requested for a driveway constructed on the subject property, which contains 10,364 square feet (0.24 acres). The driveway leads to a storage shed in the rear yard permitted on December 19, 2024. According to the permit documentation, the shed increased the total lot coverage to 3,185 sf (30%).
- You should be prepared to provide the amount of area covered by the driveway, current building coverage, and current impervious coverage.
- You are seeking and have requested relief 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 requests have been made pursuant to Chapter 135:
 - (1) Chapter 135, Article XI, §135-103.H(1) – maximum building coverage
 - (2) Chapter 135, Article XI, §135-103.H(2) – maximum impervious coverage

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

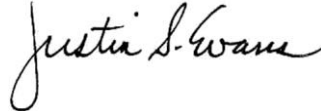
In the event the Mount Joy Township Zoning Hearing Board approves the application, the Township recommends the following conditions be applied to any approvals:

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 apply for and obtain a zoning permit and any other applicable permits for the driveway.
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 August 5, 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, stylized "J" and "E".

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

Copy: Witters, Lawrence III – First Class Mail
MJT Zoning Hearing Board
File

Enclosures