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ZHB Case # 230017

OCT 31 2023

MOUNT JOY TOWNSHIP

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: Trent DeArment, Allison DeArment

Address: 1410 Hickory Run Dr. City/State/Zip: Elizabethtown PA 17022

Phone: 717-538-3536 Fax: _____

E-mail: trent@homegrownoutdoorfinishes.com

2. Landowner Information (if different from the Applicant)

Name: _____

Address: _____ City/State/Zip: _____

Phone: _____ Fax: _____

E-mail: _____

3. Property Information

Property Address: 1410 Hickory Run Dr.

City/State/Zip: Elizabethtown, PA 17022

Existing Use: Residential Proposed Use: Residential

Total Property Area (Sq. Ft. or Acres): 0.35 Acre

FOR TOWNSHIP USE ONLY

Date Application Received: October 31, 2023

Date Application to be heard: December 6, 2023

Tax Parcel #: 460-62068-0-0000

Zoning District: Medium Density Residential (R-2)

Application Denied/Approved: _____

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 (2)

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

The house was built likely before these Coverage Constraints existed. Large footprint home, large driveway all contribute to the Coverage area. We have ~~a~~ little outdoor living space and would like to have more.

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.):

Size of lot, see above

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:

We are already handling ~~the~~ any stormwater or runoff issues through construction of a permeable patio. We just want to construct this roof to create a "room" over the patio space

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:

This will help neighboring property values. It will not affect any surrounding properties negatively

4. Request for Special Exception

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

lot coverage to be increased to 32%

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 would like to put a roof and fireplace over my patio

This site is suitable for a Special Exception Use because:

It is residential and will enhance privacy between us and our neighbors. We have not added

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

NO impact

5. Expansion of Special Exception Uses

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

None

Existing and proposed square footage of the structure:

274 Sq. Ft.

Percentage of Expansion:

1.8%

Existing front, side and rear yard setbacks:

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

10/31/23
Date Signed

Trent T. DeArment
Applicant's Name (Printed)

Landowner Sign (if different from Applicant)

Date Signed

Landowner's Name (Printed)

Notes:

Property Size: 15,437 sq. ft. (.35 ac)

Existing Impervious:

Residence: 3,275 sq. ft.

Driveway: 954 sq. ft.

Walkways: 387 sq. ft.

Total Existing Impervious: 4,596 sq. ft. (29.7%)

Proposed Impervious:

Roof Overhang: 232 sq. ft.

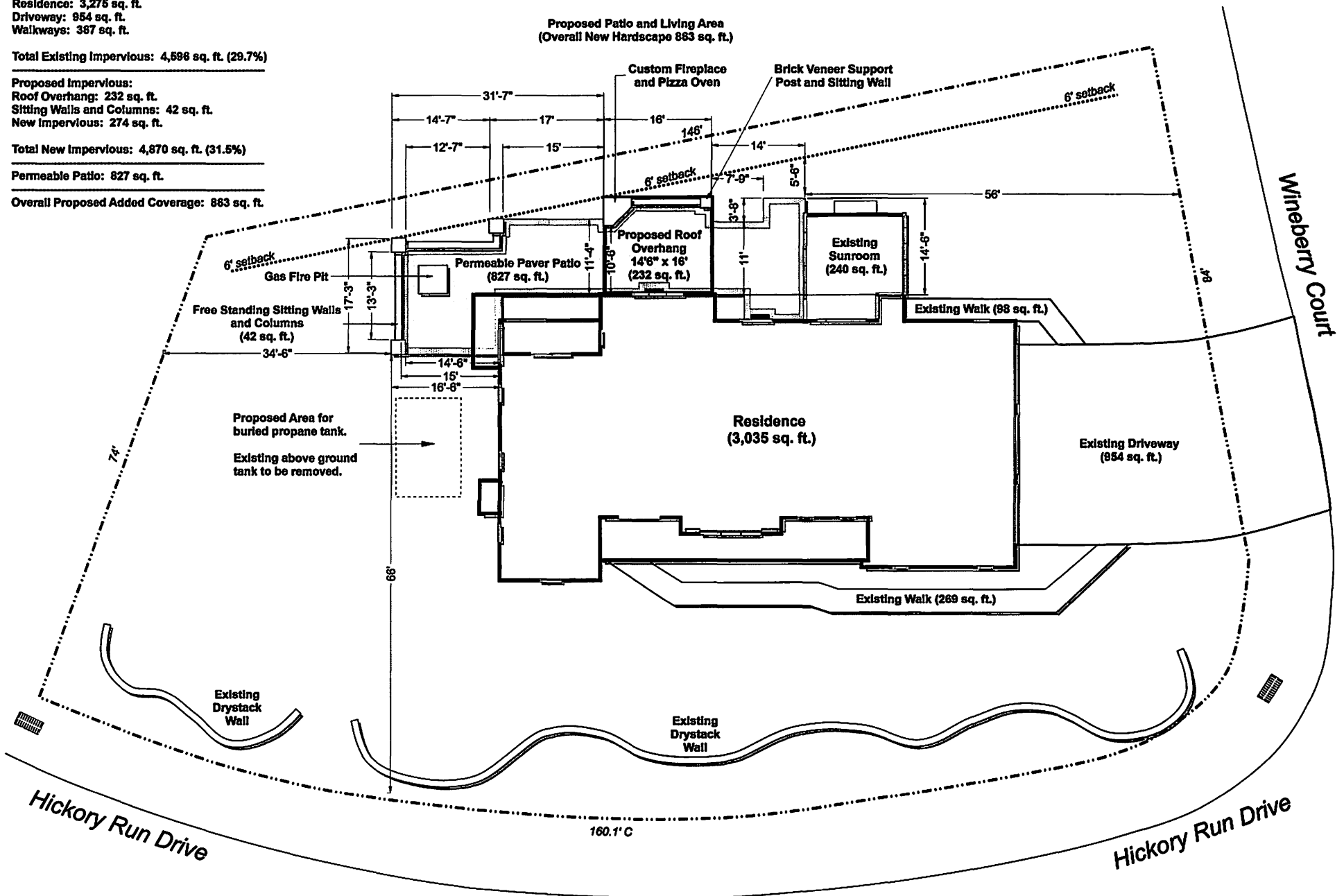
Sitting Walls and Columns: 42 sq. ft.

New Impervious: 274 sq. ft.

Total New Impervious: 4,870 sq. ft. (31.5%)

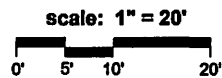
Permeable Patio: 827 sq. ft.

Overall Proposed Added Coverage: 883 sq. ft.



DeArment Residence
1410 Hickory Run Drive
Elizabethtown, PA 17022

Backyard Patio and Roof Concept



October 26, 2023

Home Grown Outdoor Finishes, Inc.
189 Ridgeview Road, South
Elizabethtown, PA 17022
717.367.7284
homegrownoutdoors@gmail.com







MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022

717.367.8917 • 717.367.9208 fax

www.mtjoytwp.org

November 3, 2023

Certified Mail # 9407 1118 9876 5494 9881 12

Trent & Allison DeArment
1410 Hickory Run Drive
Elizabethtown, PA 17022

Re: Proposed Residential Improvements
Property Located at 1410 Hickory Run Drive, Elizabethtown, PA 17022
Tax Parcel Account #460-62068-0-0000
Case #230017

Dear Mr. & Ms. DeArment:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on October 31, 2023. The hearing for the application is scheduled for **6:00 P.M. on Wednesday, December 6, 2023** at the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022. I offer the following comments on the application:

- I have printed out an aerial image for reference by the Zoning Hearing Board. You also included a plot plan of the property and renderings of the proposed improvements with your application. Those are being provided to the Zoning Hearing Board as well.
- The subject property is located within the R-2 – Medium Density Residential District, consisting of approximately 0.35 acres. It is occupied by a single-family dwelling and customary accessory structures.
- The application proposes the construction of a 232-sf. roof overhang attached to the dwelling for the purpose of creating a covered patio. This will increase the total impervious lot coverage to 4,870 sf. This represents 31.5% of the 15,437-sf. lot, which exceeds the 30% maximum set forth by §135-105.H(2).
- 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 XI, §135-105.H(2) to exceed the maximum impervious coverage on the property

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 submit and gain approval of all applicable permits to construct the proposed improvements.
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 December 6, 2023 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
Zoning Officer
Mount Joy Township

Copy: Trent & Allison DeArment – First Class Mail
MJT Zoning Hearing Board
File

Enclosures

