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Mar 06 2023

ZHB Case # 230002

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: J. Leon Rutt

Address: 340 Stonemill Drive City/State/Zip: Elizabethtown Pa 17022

Phone: 717-368-8549 Fax: 717-367-2257

E-mail: zeager.brenda@ruttsmachine.com

2. Landowner Information (if different from the Applicant)

Name: _____

Address: _____ City/State/Zip: _____

Phone: _____ Fax: _____

E-mail: _____

3. Property Information

Property Address: 300 Jonlyn Drive

City/State/Zip: Elizabethtown Pa 17022

Existing Use: Engine Repair Shop Proposed Use: Engine Repair Shop

Total Property Area (Sq. Ft. or Acres): 13.224 acres

FOR TOWNSHIP USE ONLY

Date Application Received: March 6, 2023

Date Application to be heard: April 5, 2023

Tax Parcel #: 460-07479-0-0000

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:

135-42.C Expansion of nonconforming use
135-343.G Parking requirement reduction

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 wish to expand our engine repair shop
and provide more indoor storage.
We are providing additional parking as needed
but township ordinance exceeds need.

This site is suitable for a Special Exception Use because:

It is an existing use in a commercial
district, surrounded by like kind business.

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

No difference other than storage inside.

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:

Sec. 135-383.6 (7)

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

Additional time is needed for approvals
permitting and construction.

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

J. Leon Rutt
Applicant Signature

March 6, 2023
Date Signed

J. Leon Rutt
Applicant's Name (Printed)

Landowner Sign (if different from Applicant)

Date Signed

Landowner's Name (Printed)