

NOTICE

The Mount Joy Township Zoning Hearing Board, Lancaster County, Pennsylvania, will conduct a public hearing on Wednesday, March 5, 2025 at 6:00 P.M., prevailing time, at the Mount Joy Township Municipal Office, 8853 Elizabethtown Road, Elizabethtown, PA 17022, to consider the following application. The public is cordially invited to attend the hearing.

ZHB Case #250005 – Applicant/Landowner: Savaland, LLC, 999 Northfield Drive, Elizabethtown, PA 17022 – Property Information: Tax Parcel ID #460-95914-0-0000, located at 933 Campus Road, Mount Joy, PA 17552 within the (R-2) Medium Density Residential District – Applicant is seeking approval of the following sections of Chapter 135 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Zoning Ordinance of 2012, as amended: (1) a variance from §135-105.B(2) regarding minimum lot area for single-family detached dwellings; (2) a variance from §135-105.B(3) regarding minimum lot area for semidetached or two-family dwellings; (3) a variance from §135.105.C(1) regarding minimum lot width for single-family detached dwellings; (4) a variance from §135-105.C(2) regarding minimum lot width for semidetached or two-family dwellings; (5) a variance from §135-295.A regarding minimum lot area for lots which have more than one principal use; and (6) a variance from §135-295.C regarding location of a second principal building. The applicant wishes to construct two semi-detached residential units on the property.

Jackie Wilbern
Zoning Officer
Mount Joy Township



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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

February 13, 2025

Certified Mail #9407 1118 9876 5450 4054 48

Savaland, LLC
c/o Giuseppe Ferrarelli
999 Northfield Drive
Elizabethtown, PA 17022

Re: Variance Application
Property Located at 933 Campus Road, Mount Joy, PA 17552
Tax Parcel Account #460-95914-0-0000
Case #250005

Dear Mr. Ferrarelli:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on February 4, 2025. The hearing for the application is scheduled for **6:00 P.M. on Wednesday, March 5, 2025** at the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022. I offer the following comments on the application:

- Attached to this letter is a Google Street View image of the property to go along with the aerial image submitted with your application. Both will be provided to the Zoning Hearing Board.
- The subject property is approximately 0.80 acres in area and is located in the R-2 – Medium Density Residential Zoning District. It contains a single-family dwelling and an accessory structure. The property is served by public water and sewer facilities.
- The applicant/landowner desires to construct two semi-detached residential units on the parcel along with associated parking, but cannot meet the following dimensional requirements:
 - Minimum lot size: 15,000 SF for single-family detached dwellings and 10,000 SF for each semi-detached residential unit. (Total required – 35,000 SF)
 - Minimum lot width: 75' required for single-family detached dwellings and 50' required for each semi-detached dwelling. (Total required – 175')
 - Minimum lot area required for lots which have more than one principal use: (Total required – 35,000 SF)
 - Second or subsequent principal building(s) shall be located in such a manner so that the lot may be subdivided in the future without such principal buildings being in conflict with the requirements of Chapter 135.
- 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 request has been made pursuant to Chapter 135, as noted below:
 - (1) Chapter 135, Article XI, §135-105.B(2) – minimum lot size for single-family detached dwellings
 - (2) Chapter 135, Article XI, §135-105.B(3) – minimum lot size for semidetached or two-family dwellings
 - (3) Chapter 135, Article XI, §135-105.C(1) – minimum lot width for single-family detached dwellings
 - (4) Chapter 135, Article XI, §135-105.C(2) – minimum lot width for semidetached or two-family dwellings

- (5) Chapter 135, Article XXIII, §135-295.A – minimum lot width for lots having more than one principal use
- (6) Chapter 135, Article XXIII, §135-295.C – location of subsequent principal building(s)

General criteria for variances are found in §135-383.C of the Zoning Ordinance. I have enclosed a copy of §135-383.C 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 submit a land development plan.
2. 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.
3. Applicant shall apply for and obtain the appropriate permits from Mount Joy Township to construct the structure.
4. 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 March 5, 2025 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,



Jackie Wilbern
Zoning Officer
Mount Joy Township

Copy: Savaland, LLC – First Class Mail
MJT Zoning Hearing Board
File

Enclosures



933 Campus Road – ZHB Application 250005

February 4, 2025

Justin Evan
Assistant Zoning Officer
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

**RE: 933 Campus Road
Zoning Application - Variance Submission
Mount Joy Township, Lancaster County
Project No. 2024155-001**

Dear Mr. Evans,

On behalf of Savaland, LLC, Bitner Engineering, LLC is pleased to submit this zoning application for variance requests related to the property at 933 Campus Road. The parcel, totaling 0.77 acres, is located within the R-2 Medium Density Residential Zoning District.

Savaland, LLC proposes to construct two semi-detached residential dwellings on the site and is requesting several dimensional variances to implement the plan.

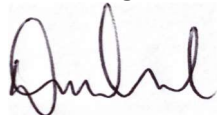
Enclosed in support of the variance requests are the following:

1. Six (6) copies – Zoning Hearing Board Application
2. Six (6) copies - Zoning Hearing Board Narrative
3. Six (6) copies – Zoning Plan

We request the enclosed requests be placed on the Zoning Hearing Board's agenda for March 5, 2025. Please do not hesitate to contact me if you have any questions.

Thank you for your assistance in this process.

Sincerely,
Bitner Engineering, LLC

A handwritten signature in black ink, appearing to read 'David Bitner', is written over a light blue rectangular background.

David Bitner, PE
President

RECEIVED

Feb 04 2025

ZHB Case # 250005

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: Savaland, LLC c/o Giuseppe Ferrarelli

Address: 999 Northfield Drive City/State/Zip: Elizabethtown, PA 17022

Phone: 717-490-0496 Fax: _____

E-mail: pizzatownuse@ymail.com

2. Landowner Information (if different from the Applicant)

Name: _____

Address: _____ City/State/Zip: _____

Phone: _____ Fax: _____

E-mail: _____

3. Property Information

Property Address: 933 Campus Road

City/State/Zip: Mount Joy, PA 17552

Existing Use: Single Family Detached Residential Proposed Use: Single Family Semi Detached Residential

Total Property Area (Sq. Ft. or Acres): 0.77 Acres (Net)

FOR TOWNSHIP USE ONLY

Date Application Received: February 4, 2025

Date Application to be heard: March 5, 2025

Tax Parcel #: 460-95914-0-0000

Zoning District: Medium Density Residential (R-2)

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:

N/A

This site is suitable for a Special Exception Use because:

N/A

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

N/A

5. Expansion of Special Exception Uses

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

N/A

Existing and proposed square footage of the structure:

N/A

Percentage of Expansion:

N/A

Existing front, side and rear yard setbacks:

N/A

Proposed front, side and rear yard setbacks:

N/A

6. Request for a Variance

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

See attached narrative

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

See attached narrative

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.):"

See attached narrative

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:

See attached narrative

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:

See attached narrative

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

2/3/25

Date Signed

Giuseppe Ferrarelli

Applicant's Name (Printed)

Landowner Sign (if different from Applicant)

Date Signed

Landowner's Name (Printed)

**NARRATIVE IN SUPPORT OF
VARIANCE REQUESTS FOR
933 CAMPUS ROAD
ZONING HEARING BOARD APPLICATION**

February 4, 2025

Bitner Engineering, LLC, on behalf of Savaland, LLC (The “Applicant”), is pleased to submit this application for Variance requests on 933 Campus Road. The existing parcel is approximately 0.77 acres (net) and is located within the R-2 Medium Residential Zoning District.

Currently on the site is a detached single family residential dwelling, along with a detached garage, which will remain. Savaland, LLC is proposing to construct two semi-detached residential units on the parcel along with associated parking.

To accommodate the proposed semi-detached units, the Applicant respectfully requests the following relief from the Zoning Hearing Board:

REQUESTED VARIANCES

To facilitate the building expansion on the Property, the Applicant respectfully requests that the ZHB grant the following relief:

- A. **Variance from Section 135-105.B(2):
The minimum lot area for single-family detached dwellings shall be 15,000 square feet.**

The existing lot has a total area of 0.769 acres (33,498 sq. ft.). While this size is sufficient for single-family use alone, the addition of two semi-detached dwellings requires a total lot area of 35,000 sq. ft. (10,000 sq. ft. per semi-detached dwelling plus 15,000 sq. ft. for the single-family dwelling). This results in a variance request to reduce the required lot area by 1,502 sq. ft., representing a 4.3% discrepancy.

It is important to note that this is an existing lot and was not created by the applicant. The lot area calculation is based on the net area, excluding the right-of-way. When considering the total lot area, including the right-of-way, the

property measures 0.818 acres (35,632 sq. ft.), which exceeds the required 35,000 sq. ft.

B. Variance from Section 135-105.B(3):

The minimum lot area for semidetached or two-family dwellings shall be 10,000 square feet.

The existing lot has a total area of 0.769 acres (33,498 sq. ft.). While this is sufficient to accommodate the two semi-detached units alone, the presence of the existing single-family dwelling increases the total lot area requirement to 35,000 sq. ft. (10,000 sq. ft. per semi-detached dwelling plus 15,000 sq. ft. for the single-family dwelling). This results in a variance request to reduce the required lot area by 1,502 sq. ft., representing a 4.3% discrepancy.

It is important to note that this is an existing lot and was not created by the applicant. The lot area calculation is based on the net area, excluding the right-of-way. When considering the total lot area, including the right-of-way, the property measures 0.818 acres (35,632 sq. ft.), which exceeds the required 35,000 sq. ft.

C. Variance from Section 135-105.C(1):

The minimum lot width for single-family detached dwellings and nonresidential principal buildings shall be 75 feet at the building setback line.

The existing lot has a total width of 158 ft (at the building setback line). While this is sufficient to accommodate the single family unit alone, the addition of two semi-detached dwellings requires a total lot width of 175 ft. (50. Ft. per semi-detached dwelling plus 75 ft. for the single-family dwelling). As a result, a variance to reduce the lot frontage by 17 ft. is needed, representing a 9.7% discrepancy.

The existing parcel has side lot lines that are not perpendicular to the centerline of Campus Road, resulting in a lot width that is greater at the rear than at the front. As a result, the available lot width at the building setback line is 158 feet, which falls slightly short of the required 175 feet.

D. Variance from Section 135-105.C(2):

The minimum lot width for semidetached or two-family dwellings shall be 50 feet at the building setback line for each dwelling unit.

The existing lot has a total width of 158 ft (at the building setback line). While this is sufficient to accommodate the semi-detached, the presence of the existing single-family dwelling requires a total lot width of 175 ft. (50. Ft. per semi-detached dwelling plus 75 ft. for the single-family dwelling). As a result, a

variance of ft. is needed, representing a 9.7% discrepancy. As a result, a variance to reduce the lot frontage by 17 ft. is needed, representing a 9.7% discrepancy.

The existing parcel has side lot lines that are not perpendicular to the centerline of Campus Road, resulting in a lot width that is greater at the rear than at the front. As a result, the available lot width at the building setback line is 158 feet, which falls slightly short of the required 175 feet.

E. Variance from Section 135-295.A:

The minimum lot area required for lots which have more than one principal use shall be calculated by adding the minimum lot areas required for each use as though each use were located on a separate lot.

The existing lot has a total area of 0.769 acres (33,498 sq. ft.). The single family dwelling, along with two semi-detached dwellings require a total lot area of 35,000 sq. ft. (10,000 sq. ft. per semi-detached dwelling plus 15,000 sq. ft. for the single-family dwelling). This results in a variance request to reduce the required lot area by 1,502 sq. ft., representing a 4.3% discrepancy.

It is important to note that this is an existing lot and was not created by the applicant. The lot area calculation is based on the net area, excluding the right-of-way. When considering the total lot area, including the right-of-way, the property measures 0.818 acres (35,632 sq. ft.), which exceeds the required 35,000 sq. ft.

F. Variance from Section 135-295.C:

When a second or subsequent principal building is constructed upon on a lot, such building shall be located in such a manner so that the lot may be subdivided in the future without such principal buildings being in conflict with the requirements of this chapter. The applicant shall obtain land development approval prior to obtaining a zoning permit for the erection of such second or subsequent principal building.

As noted above, the lot area and lot width will not be met with the installation of two semi-detached dwellings.

It is important to note that this is an existing lot and was not created by the applicant. The lot area calculation is based on the net area, excluding the right-of-way. When considering the total lot area, including the right-of-way, the property measures 0.818 acres (35,632 sq. ft.), which exceeds the required 35,000 sq. ft. Furthermore, the existing parcel has side lot lines that are not

perpendicular to the centerline of Campus Road, resulting in a lot width that is greater at the rear than at the front. As a result, the available lot width at the building setback line is 158 feet, which falls slightly short of the required 175 feet.

General Variance Criteria

There are five (5) criteria that the Zoning Hearing Board will consider, as applicable, when determining whether a Variance to the Township Zoning Ordinance is necessary. These five criteria are located in Section 910.2.a of the Pennsylvania Municipal Planning Code, as well as Section 135-383.C of the Township Zoning Ordinance. The criteria are as follows:

1. That unnecessary hardship exists due to unique physical circumstances of conditions, including irregularity, narrowness or shallowness of lot size, or shape or topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of this chapter in the neighborhood or district in which the property is located.

The existing parcel has side lot lines that are not perpendicular to the centerline of Campus Road, resulting in a lot width that is greater at the rear than at the front. As a result, the available lot width at the building setback line is 158 feet, which falls slightly short of the required 175 feet.

Additionally, the lot configuration leaves the total lot area just below the required 0.8 acres. The widening of the right-of-way, as recorded in subdivision plan SPB J-73-42, further reduced the net lot area from 0.8 acres to 0.77 acres. This reduction was beyond the applicant's control and contributes to the need for the variance.

2. That because of physical circumstances or conditions there is no possibility that the property can be developed in strict conformity with the provisions of this chapter and that authorization of a variance is therefore necessary to enable the reasonable use of the property.

As noted above, due to the existing lot configuration, the parcel cannot be developed with semi-detached residential dwellings in strict conformity with the provisions of this chapter.

3. That such unnecessary hardship is not created by the applicant.

The applicant did not create the hardship on the existing lot.

4. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use of development of adjacent property nor be detrimental to the public welfare.

The requested variance does not negatively impact neighboring properties in terms of privacy, access, or sunlight exposure. The design maintains appropriate spacing and setbacks to ensure compatibility with the surrounding built environment.

5. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

As previously mentioned, due to the existing lot configuration, the parcel cannot be developed in strict conformity with the provisions of this chapter. The variance requested is de minimis in nature and does not substantially deviate from the intent of the zoning regulations.

Mount Joy Township
8853 ELIZABETHTOWN RD
ELIZABETHTOWN PA 17022-8475

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FIRST-CLASS IMI

Feb 14 2025

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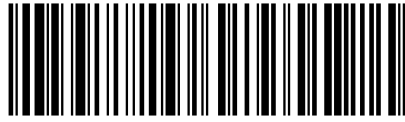
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Savaland, LLC
Giuseppe Ferrarelli
999 NORTHFIELD DR
ELIZABETHTOWN PA 17022-1455

