



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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

Tax Parcel # 460-2294959-300014-0-0000

M.J.T.P.C. File No. _____

SUBDIVISION-LAND DEVELOPMENT WAIVER REQUEST FORM

TO: MJT Planning Commission

Applicant: Savaland, LLC

Property Owner: _____

Address: 999 Northfield Drive
Elizabethtown, PA 17022

Address: _____

Phone #: 717-490-0496

Phone #: _____

E-mail: francesco1021@yahoo.com

E-mail: _____

Location of Project:

933 Campus Road, Mount Joy, PA 17552

Description of Project:

Construction of a semi-detached residential building (2 proposed units) and associated parking

I hereby request a waiver of having to prepare, submit and gain approval of a subdivision/land development plan, pursuant to the provisions contained in/at Chapter 119, Article III of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Subdivision and Land Development Ordinance, as amended.

By virtue of my signature upon this form, I hereby acknowledge and agree to reimburse Mount Joy Township for the actual engineering and legal costs, including any inspection costs, incurred by the Township for the review of this waiver request/project.

6/3/2024

Signature

Date

Consultant on behalf of applicant

Rev. 01-2014

ZONING/SITE DATA

TOTAL SITE ACREAGE	0.77 ACRES	
EXISTING LAND USE:	RESIDENTIAL	
PROPOSED LAND USE:	RESIDENTIAL	
ZONING DISTRICT:	R-2 MEDIUM RESIDENTIAL	
TOTAL NO. OF LOTS:	1	
UNITS OF OCCUPANCY:	3 (1 EXISTING SINGLE FAMILY DETACHED; 2 PROPOSED UNITS (SEMI-DETACHED))	
DENSITY (TOTAL SQUARE FEET OF BUILDING AREA):	3.90 UNITS/ACRE	
WATER:	PUBLIC	
SEWER:	PUBLIC	
LOT AREA:	REQUIRED 35,000 SF (0.80 AC.) MIN.	PROPOSED 0.77 AC.* (10,000 SF/SEMI UNIT+15,000 SF/DETACHED UNIT)*
LOT WIDTH:	175 FT	158 FT.* (50 FT/SEMI UNIT+75 FT/DETACHED UNIT)
LOT DEPTH:	125 FT. MIN.	222 FT.
FRONT YARD BUILDING SETBACK:	25 FT. MIN.	25 FT.
REAR YARD BUILDING SETBACK:	35 FT. MIN.	35 FT.
SIDE YARD BUILDING SETBACK:	10 FT. MIN. (DETACHED)	10 FT.
BUILDING HEIGHT:	12 FT. MIN. (SEMIDETACHED)	12 FT.
	35 FT. MAX.	35 FT. MAX.

*VARIANCES APPROVED AT THE MARCH 5, 2025 MOUNT JOY TOWNSHIP ZONING HEARING BOARD

BUILDING COVERAGE	REQUIRED 25% MAX.	EXISTING 6.80% (2,371 SF)	PROPOSED 10.02% (3,491 SF)
IMPERVIOUS COVERAGE	30% MAX.	15.25% (5,314 SF)	21.07% (7,344 SF)

PARKING CALCULATION:
 2 PARKING SPACES/DWELLING UNIT:
 3 UNITS*2 SPACES/UNIT: 6 SPACES REQUIRED
 TOTAL SPACES PROVIDED: 6

OWNER

SAVALAND, LLC
 999 NORTHFIELD DRIVE
 ELIZABETHTOWN, PA 17022

SITE ADDRESS

933 CAMPUS ROAD
 ELIZABETHTOWN, PA 17022

SOURCE OF TITLE

DOCUMENT ID 6714156
 TAX ACCOUNT 460-95914-0-0000

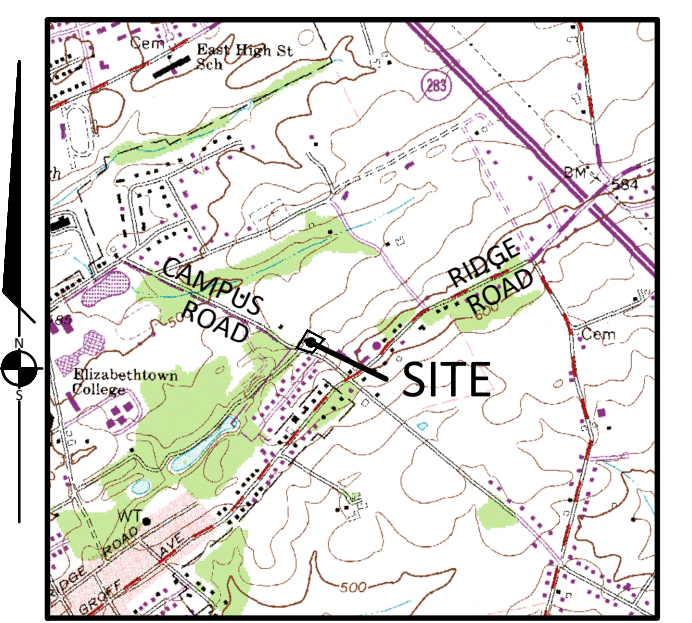
VARIANCE APPROVALS:

THE FOLLOWING VARIANCE OF THE MOUNT JOY TOWNSHIP ZONING ORDINANCE WERE APPROVED AT THE ZONING HEARING BOARD ON MARCH 5, 2025:

- SECTION 135-105.B(2) - SINGLE FAMILY DETACHED MIN. LOT AREA
- SECTION 135-105.B(3) - SEMI-DETACHED MIN. LOT AREA
- SECTION 135-105.C(1) - SINGLE FAMILY MIN. LOT WIDTH
- SECTION 135-105.C(2) - SEMI-DETACHED MIN. LOT WIDTH
- SECTION 135-295.A - MIN. LOT AREA FOR MULTIPLE USES
- SECTION 135-295.C - LOT MAY BE SUBDIVIDED IN THE FUTURE

NOTES:

- THIS BOUNDARY AND TOPOGRAPHIC SURVEY IS BASED ON A FIELD SURVEY PERFORMED BY TRIMBLE SURVEYORS, LLC DURING OCTOBER OF 2024.
- THIS PROPERTY WAS SURVEYED USING THE CURRENT DEED OR DEEDS OF RECORD AND WITHOUT THE BENEFIT OF A TITLE SEARCH.
- SITE BENCHMARK: MAG NAIL IN CORNER OF DRIVEWAY NEAR LIGHT POLE. ELEVATION = 542.38 DATUM: NAVD 1988
- HORIZONTAL DATUM IS NORTH AMERICAN DATUM 1983 (NAD83) PENNSYLVANIA STATE PLANE COORDINATES (SOUTH ZONE).
- UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION, PA ONE CALL UTILITY MARKINGS AND THE BEST AVAILABLE PLAN INFORMATION. THE LOCATIONS ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION, EXCAVATION OR BLASTING. TRIMBLE SURVEYORS LLC ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED AS A RESULT OF THE UTILITIES OMITTED OR INACCURATELY SHOWN.



NO.	DATE	REVISION

MANAGER:	DAVID BITNER, PE
DESIGN BY:	DWB
DRAWN BY:	DWB
SURV. CHIEF:	TRIMBLE
DATE:	3/16/2025

CLIENT:	SAVALAND, LLC
ADDRESS:	999 NORTHFIELD DRIVE ELIZABETHTOWN, PA 17022
SCALE:	1"=20'

Bitner Engineering
 711 Speedwell Forge Rd • Lititz, PA 17543
 717.368.1169 • dave@bitnerengineering.com

TITLE	SKETCH PLAN FOR
FOR	933 CAMPUS ROAD
LOCATION:	MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA
SHEET NO.	1 OF 1
JOB NO.	2024155-002

March 20, 2025

Kim Kaufman
Township Manager
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

Via email: kkaufman@mtjoytwp.org

Re: 933 Campus Road
Land Development Plan Waiver Request
Township Permit No. 24-014-WAIV
LCEC Project No: 25-173



LANCASTER CIVIL
★ ★ engineering company ★ ★
p.o. box 8972, lancaster, pa 17604-8972
www.lancastercivil.com

Dear Mr. Kaufman,

We have received a land development waiver request for the above-referenced project. The submission consisted of the following documents:

- Sketch plan dated March 16, 2025

Based upon my review of the submitted information, I offer the following comments for the Township to consider:

Zoning Ordinance

1. At a Zoning Hearing Board meeting on March 5, 2025, the Board granted the following:
 - a. Variance from Section 135-105.B(2) - single family detached minimum lot area
 - b. Variance from Section 135-105.B(3) - semi-detached minimum lot area
 - c. Variance from Section 135-105.C(1) - single family dwelling minimum lot width
 - d. Variance from Section 135-105.C(2) - semi-detached minimum lot width
 - e. Variance from Section 135-295.A - minimum lot area for multiple uses
 - f. Variance from Section 135-295.C – future subdivision of the lot

Subdivision and Land Development Ordinance

2. The applicant has requested a waiver of the Subdivision and Land Development Ordinance (Chapter 119, Article III) for the construction of a two-family semi-detached dwelling along with associated access drive and parking improvements at 933 Campus Road.

Waiver response: The existing 0.8 acre property has one existing single-family detached dwelling and one existing detached garage/barn which are to remain. Both single-family detached and semidetached dwellings are permitted by right within the R-2 zoning district.

- a. The Township should consider whether the frontage along Campus Road (a collector street) should be improved in accordance with 119-52.J or as indicated on the Township Official Map, whichever is greater. Improvements shall include pavement widening, installation of curb and sidewalk, and additional right-of-way (119-52.J(3)(a)). The required cartway for a collector street within the urban

growth area is 28 feet with curb and sidewalk and no on-street parking; the existing cartway varies from approximately 20' to 22' wide. The required right-of-way for a collector street is 60 feet (i.e. 30' from the road centerline along the subject tract); the existing right-of-way width is 25' from the road centerline along the subject tract. If the Township determines that the road improvements required by 119-52.J(3)(a) are not feasible at this time, the applicant could enter into an agreement that would defer road improvements to a time the Township would deem such road improvements as feasible or deposit funds with the Township in the amount of 110% of the cost of improvements (119-52.J(3)(d)).

- b. Written notice shall be provided from the DEP that approval of the sewer planning module has been granted or notice from the Department that such approval is not required (119-35.E(2)(a) & 119-60.A).
- c. The proposed development results in three total dwellings units on the lot. The Zoning Ordinance requires land development approval for the establishment of more than one principal use on a lot; therefore, the grounds for the unreasonableness or hardship for the waiver of land development should be provided. In addition, the Township should consider whether approval of a waiver of land development for the establishment of a second principal use sets an undesirable precedent for future development within the Township.

Stormwater Management Ordinance

3. Prior to any earth disturbance, a plan meeting the requirements of the Mount Joy Township Stormwater Management Ordinance shall be submitted to the Township (113-31.A).

If you should have any questions or need additional information, please do not hesitate to contact me at bencraddock@lancastercivil.com or via telephone at 717-799-8599.

Sincerely,


Digitally signed by Benjamin S. Craddock
DN: c=US,
E=bencraddock@lancastercivil.com,
O=Lancaster Civil Engineering Co.,
OU=Benjamin S. Craddock,
Date: 2025.03.20 09:32:21-0400

Benjamin S. Craddock, PE, President

LANCASTER CIVIL

cc: Jackie Wilbern, Township Zoning Officer (via email)
Justin Evans, Assistant Zoning Officer (via email)
Patricia Bailey, Township Secretary (via email)
Josele Cleary, Esquire, Township Solicitor (via email)
David Bitner, PE, Bitner Engineering (via email)