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Feb 06 2025

ZHB Case # 250007

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: Jordan Wing - Paradise Energy Solutions

Address: 3105 Lincoln Highway East City/State/Zip: Paradise, PA, 17562

Phone: 717-875-2021 Fax: _____

E-mail: jwing@paradisenergy.com

2. Landowner Information (if different from the Applicant)

Name: Debra Deis

Address: 1511 Grandview Road City/State/Zip: Mt. Joy, PA, 17552

Phone: 717-689-0172 Fax: _____

E-mail: ddspring2@gmail.com

3. Property Information

Property Address: 1511 Grandview Road

City/State/Zip: Mt. Joy, PA 17552

Existing Use: Residential Proposed Use: Residential

Total Property Area (Sq. Ft. or Acres): 3.86 Acres

FOR TOWNSHIP USE ONLY

Date Application Received: February 6, 2025

Date Application to be heard: April 2, 2025

Tax Parcel #: 461-39302-0-0000

Zoning District: Agricultural (A)

Application Denied/Approved: _____

4. Request for Special Exception

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

C. Solar Energy Systems as accessory uses
(4)

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 don't believe the customer needs a fence and or trees around the ground mounted solar. We would like to install the solar and leave all the existing trees/obstructions as is.

This site is suitable for a Special Exception Use because:

The ground mounted solar can not be seen by the neighbors and or the road.

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

It will not affect the adjacent properties. Debras neighbor The Vineyard at Grandview will have solar installed on their south facing roofs in near future.

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:

Percentage of Expansion:

N/A

Existing front, side and rear yard setbacks:

Front = 373' Sides = 136' & 138' Rear = 182'

Proposed front, side and rear yard setbacks:

Front = 373' Sides = 136' & 138' REAR = 182'

6. Request for a Variance

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

C. Solar Energy Systems as accessory uses
(4)

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

I don't believe the customer needs a fence and or trees around the Ground Mounted Solar. We would like to install the solar and leave all the existing trees/obstructions as is.

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.):"

The Ground Mount will be 373' from Road and 136' from side property lines and highly ~~obstructed~~ obstructed views from other points.

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:

- Adds cost to the customer for the solar project
- Difficult to remove existing trees/obstructions and replace with less mature trees

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:

Ground Mount can not be seen from neighboring properties and will not affect the public.

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

Sorden Wing
Applicant Signature

2/4/25
Date Signed

Sorden Wing
Applicant's Name (Printed)

Debra Deis
Landowner Sign (if different from Applicant)

Feb 04 2025 18:26 EST
Date Signed

Debra Deis
Landowner's Name (Printed)

























1511 Grandview Rd



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