

RECEIVED

Mar 05 2025

ZHB Case # 250009

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: Hunter King & Shaina Kulp
Address: 50 Heidelberg Heights Lane City/State/Zip: Berwyn PA 19506
Phone: 484 889 0800 Fax: _____
E-mail: Hcking@Live.com

2. Landowner Information (if different from the Applicant)

Name: Gregory A & Melody K Kulp
Address: 611 Church Rd. City/State/Zip: Manheim Pa 17545
Phone: 717 823 1603 Fax: _____
E-mail: GKulp14@gmail.com

3. Property Information

Property Address: 673 Church Rd
City/State/Zip: Manheim Pa 17545
Existing Use: Rental Proposed Use: Residential
Total Property Area (Sq. Ft. or Acres): App 3.7 Acres
2.65

FOR TOWNSHIP USE ONLY

Date Application Received: March 5, 2025
Date Application to be heard: April 2, 2025
Tax Parcel #: 460-67851-0-0000
Zoning District: Agricultural (A)
Application Denied/Approved: _____

Proposed front, side and rear yard setbacks:

Front 35.0 FT, side 10.0 FT, rear 50.0 FT

6. Request for a Variance

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

Article IX, 135-85.6

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

seek relief to allow the existing setback on the north side of property line to be moved 10.0ft from existing. To construct a 20'x20' addition to the north side property. We are asking relief from existing setback of 20' to 10'

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 north side of existing structure has existing level terrain. Other sides of the house have steep slopes and a detached garage

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:

The north side of property line offers the best option for proposed expansion. The general contractors have confirmed this option.

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:

existing landowner has agreed to propose setback relief. Existing property owner is ± 100 yards from existing house. Space between properties are garden/field. This expansion will add value to current property and surrounding properties.

1

7. Certification

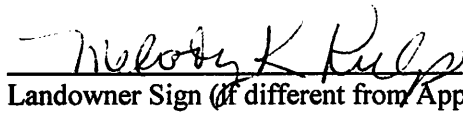
I/we, the undersigned, do hereby certify that:

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

3/5/25
Date Signed

Hunter King
Applicant's Name (Printed)


Landowner Sign (if different from Applicant)

3-5-25
Date Signed

Melody K Kulp
Landowner's Name (Printed)

MOUNT JOY TOWNSHIP
8853 ELIZABETHTOWN RD ELIZABETHTOWN PA, 17022

20' min. setback (side)

Ph: (717) 367-8917 Fax: (717) 367-9208



DISCLAIMER: This map is intended for property tax assessment purposes only. The information contained on this map is based upon recorded deeds, plans, and other public sources. These primary sources should be consulted to verify the information contained on this map. Due to conflicts, errors, and omissions in the primary sources, the tax map should be considered to be a representation of the editor's judgment, based upon the available evidence. Tax maps are not legal evidence of size, shape, location, or ownership of real estate, roads, or municipal boundaries. THE MUNICIPALITY ASSUMES NO LIABILITY RELATED TO THE USE OF THIS MAP. THIS MAP IS NOT A SURVEY.



673 Church Rd

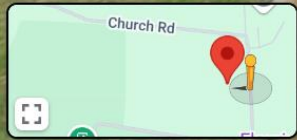


Share

680 T334
Manheim, Pennsylvania

Google Street View

Sep 2024 See more dates



Google