

RECEIVED

Sep 24 2025

MOUNT JOY TOWNSHIP

ZHB Case # 250016

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: Jacob B. and Ruth S. Huyard

Address: 1835 Risser Miller Road City/State/Zip: Mount Joy, PA 17552

Phone: (717) 945-4376 Fax: N/A

E-mail: jake@lappstructures.com

2. Landowner Information (if different from the Applicant)

Name: Arthur S. Auken, Jr.

Address: 1501 Valleyview Road City/State/Zip: Mount Joy, PA 17522

Phone: (717) 629-0584 Fax: N/A

E-mail: asajr60@gmail.com

3. Property Information

Property Address: 1835 Risser Mill Road / 1501 Valleyview Road

City/State/Zip: Mount Joy, PA 17522

Existing Use: Residential Proposed Use: Residential

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

FOR TOWNSHIP USE ONLY

Date Application Received: September 24, 2025

Date Application to be heard: November 5, 2025

Tax Parcel #: 461-03206-0-0000 / 461-36133-0-0000

Zoning District: Agricultural (A)

Application Denied/Approved: _____

4. Request for Special Exception

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

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:

Section 135-85.B - Subdivision Limitations

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

The request for a variance of this section is that neither property has additional subdivision/building rights. The proposed project is a Lot Add-On that requires a subdivision/building right. The alternative is to allow a lot line change between two (2) residential lots. Lot No. 1 has been in existence since 1993 and Lot No. 2 since 1991. Both have been residential lots since their creation.

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.):

Currently Lot No. 2 has an Existing Access Easement for their existing driveway crossing Lot No. 1. The proposed Lot Add-On would allow Lot No. 2 to extinguish the easement and have direct access to the property. In addition, Lot No. 2 would like to enroll in Clean & Green and the addition would allow that.

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:

There would be no difficulties or hardships tied to either property as this request would be beneficial to both land owners.

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:

Granting this requested variance would have no impact on the surrounding properties, public safety or impair the intent and purpose of the Zoning Ordinance. The resulting Lot Add-On would transfer 0.880 acres (38,343 sf) to Lot No. 2 to resolve an easement issue with the existing driveway and gain the 10 acres required for Clean & Green. This request is only transferring a portion of one lot to another. We are starting with two (2) lots and ending with two (2) lots.

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

Jacob B. Huyard
Applicant Signature

9-22-25
Date Signed

Jacob B. Huyard
Applicant's Name (Printed)

Ar S Carr OF
Landowner Sign (if different from Applicant)

9-22-2025
Date Signed

Arthur S. Auler Jr
Landowner's Name (Printed)

NOTES

1. THE PURPOSE OF THIS PLAN IS TO ADD A 0.880 ACRE PARCEL FROM THE PARENT TRACT LOT No. 1 TO LOT No. 2.
2. PERMANENT 5/8" REBARs (○) AND CONCRETE MONUMENTS (■) SHALL BE INSTALLED PRIOR TO THE RECORDING OF THE PLAN.
3. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
4. PARKING HAS BEEN PROVIDED FOR EACH LOT AS PER THE MOUNT JOY TOWNSHIP ZONING ORDINANCE.
5. UNDERGROUND UTILITIES HAVE BEEN SHOWN ACCORDING TO INFORMATION PROVIDED BY OTHERS AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION OR BLASTING. THE ACTUAL LOCATIONS OF THESE UNDERGROUND UTILITIES HAVE NOT BEEN FIELD VERIFIED AND THE LOCATIONS ARE APPROXIMATE. STRAUSSER SURVEYING AND ENGINEERING, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE UNDERGROUND UTILITY LOCATION PROVIDED BY OTHERS AND REFLECTED ON THESE DRAWINGS IS CORRECT AND ACCURATE. STRAUSSER SURVEYING AND ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGE INCURRED AS A RESULT OF UNDERGROUND UTILITIES OMITTED OR INACCURATELY SHOWN.
6. ANY REVISIONS TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF GORDON L. BROWN AND ASSOCIATES, INC. SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THIS PLAN OR REVISIONS TO THIS PLAN REQUIRES PRIOR WRITTEN APPROVAL FROM THE APPROPRIATE AUTHORITY.
7. NO ONE SHALL SCALE FROM THIS PLAN FOR CONSTRUCTION PURPOSES.
8. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS PLAN DOES NOT GUARANTEE OR IMPLY THAT THE PROPERTY IS NOT AFFECTED BY RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, ETC., WHICH MAY BE DISCOVERED BY A COMPLETE TITLE SEARCH.
9. PARCEL "A" SHALL BE JOINED IN COMMON WITH LOT No. 2 AND MADE A PART THEREOF. TOTAL AREA 10.302 ACRES.
10. THE EXISTING DWELLINGS SHOWN HEREON ARE SERVED BY AN ON-LOT WELLS AND BY ON-LOT SEWAGE DISPOSAL SYSTEMS.
11. ALL SIGNIFICANT ENVIRONMENTAL FEATURES, TOPOGRAPHICAL FEATURES, EXISTING RIGHT OF WAYS AND CARTWAYS FOR STREETS, ACCESS DRIVES AND SERVICE STREETS WITHIN 200 FEET OF THE SUBJECT TRACT HAVE BEEN DELINEATED AS SHOWN HEREON.
12. LOT No. 1 HAS BEEN PREVIOUSLY BEEN RECORDED IN SUBDIVISION PLAN BOOK J-183 PAGE 91, AND LOT No. 2 IN DOCUMENT ID No. 2014-0013-J AND J-174 PAGE 55. THERE ARE NO NOTES OR RESTRICTIONS ON THE PREVIOUSLY RECORDED PLANS THAT AFFECT THE CURRENT PROJECT.
13. ALL LANDS WITHIN THE AGRICULTURAL ZONE ARE LOCATED WITHIN AN AREA WHERE LAND IS USED FOR COMMERCIAL AGRICULTURAL PRODUCTION. OWNERS, RESIDENTS AND OTHER USERS OF THIS PROPERTY MAY BE SUBJECTED TO INCONVENIENCE, DISCOMFORT, AND THE POSSIBILITY OF INJURY TO PROPERTY AND HEALTH ARISING FROM NORMAL AND ACCEPTED AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING, BUT NOT LIMITED TO, NOISE, ODORS, DUST, THE OPERATION OF MACHINERY OF ANY KIND, INCLUDING AIRCRAFT, THE STORAGE AND DISPOSAL OF MANURE, THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, PESTICIDES AND NIGHT/WEEEKEND OPERATIONS. OWNERS, OCCUPANTS AND USERS OF THIS PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES, DISCOMFORT, AND POSSIBILITY OF INJURY FROM NORMAL AGRICULTURAL OPERATIONS, AND ARE HEREBY PUT ON OFFICIAL NOTICE THAT SECTION 4 OF PENNSYLVANIA ACT 133 OF 1982, THE "RIGHT TO FARM" LAW, AND THE AGRICULTURE COMMUNITIES AND RURAL ENVIRONMENT (ACRE), PA ACT 38 OF 2005, MAY BAR THEM FROM OBTAINING A LEGAL JUDGMENT AGAINST SUCH NORMAL AGRICULTURAL OPERATIONS. FROM THE EFFECTIVE DATE, ALL SUBSEQUENT SUBDIVISION PLANS SUBMITTED WITHIN THE (ARH) ZONE SHALL REQUIRE A NOTE WHICH DUPLICATES THIS SECTION AND WHICH MUST BE TRANSFERRED TO THE PURCHASER BY THE SELLER.
14. THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON STATE PLANE COORDINATES ZONE 3702 HORIZONTAL DATUM NAD83 (GRID).
15. THE EXISTING DWELLING, BARN AND BUILDING SHOWN ON LOT No. 1 ARE WITHIN THE FRONT YARD SETBACK. THESE ARE EXISTING NON-CONFORMITIES.
16. LOT NO. 1, BLOCK "A" WAS CREATED ON AUGUST 11, 1993 PER A PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR LANCASTER COUNTY AS J-183, PAGE 91. LOT NO. 1, BLOCK "A" WAS NOT ALLOCATED ANY ADDITIONAL FUTURE SUBDIVISION/BUILDING RIGHTS OTHER THAN THE RIGHT TO BUILD THE ONE PRINCIPLE USE THAT ACCOMPANIED THE CREATION OF THE TRACT. LOT NO.1 HAS NO REMAINING SUBDIVISION RIGHTS OR RIGHT TO ERECT A SINGLE-FAMILY DWELLING OR OTHER PRINCIPAL NON-AGRICULTURAL BUILDINGS.
17. LOT NO. 2, BLOCK "A" WAS CREATED ON JULY 1, 1991 PER A PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR LANCASTER COUNTY AS J-174, PAGE 55. LOT NO. 2, BLOCK "A" WAS NOT ALLOCATED ANY ADDITIONAL FUTURE SUBDIVISION/BUILDING RIGHTS OTHER THAN THE RIGHT TO BUILD THE ONE PRINCIPLE USE THAT ACCOMPANIED THE CREATION OF THE TRACT. THIS PLAN PROPOSES A LOT LINE CHANGE WHERE PARCEL "A" WILL BE TRANSFERRED FROM LOT NO. 1, BLOCK "A" TO LOT NO. 2, BLOCK "A". LOT NO. 2, BLOCK "A" WAS INVOLVED IN THE LOT ADD-ON PLAN RECORDED IN INSTRUMENT No. 2014-0013-J. SINCE NEITHER LOT IS USED FOR AGRICULTURAL PURPOSES, A SUBDIVISION RIGHT WILL BE USED BY THIS PLAN.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS, THE ____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ARTHUR S. AUKER, JR., WHO BEING DULY SWORN OR AFFIRMED ACCORDING TO LAW, AND DEPOSES AND SAYS THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, THAT HE DESIRES THE SAME TO BE RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

ARTHUR S. AUKER, JR.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS, THE ____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, JACOB B. AND RUTH S. HUYARD, WHO BEING DULY SWORN OR AFFIRMED ACCORDING TO LAW, AND DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE THE SAME TO BE RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

JACOB B. HUYARD

RUTH S. HUYARD

NOTARY PUBLIC

LOT ADD – ON PLAN
FOR

JACOB B. HUYARD

MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

OWNER

ARTHUR S. AUKER, JR.
1501 VALLEY VIEW ROAD
MOUNT JOY, PA 17552

JACOB B. AND RUTH S.
HUYARD
1835 RISSER MILL ROAD
MOUNT JOY, PA 17552

SOURCE OF TITLE

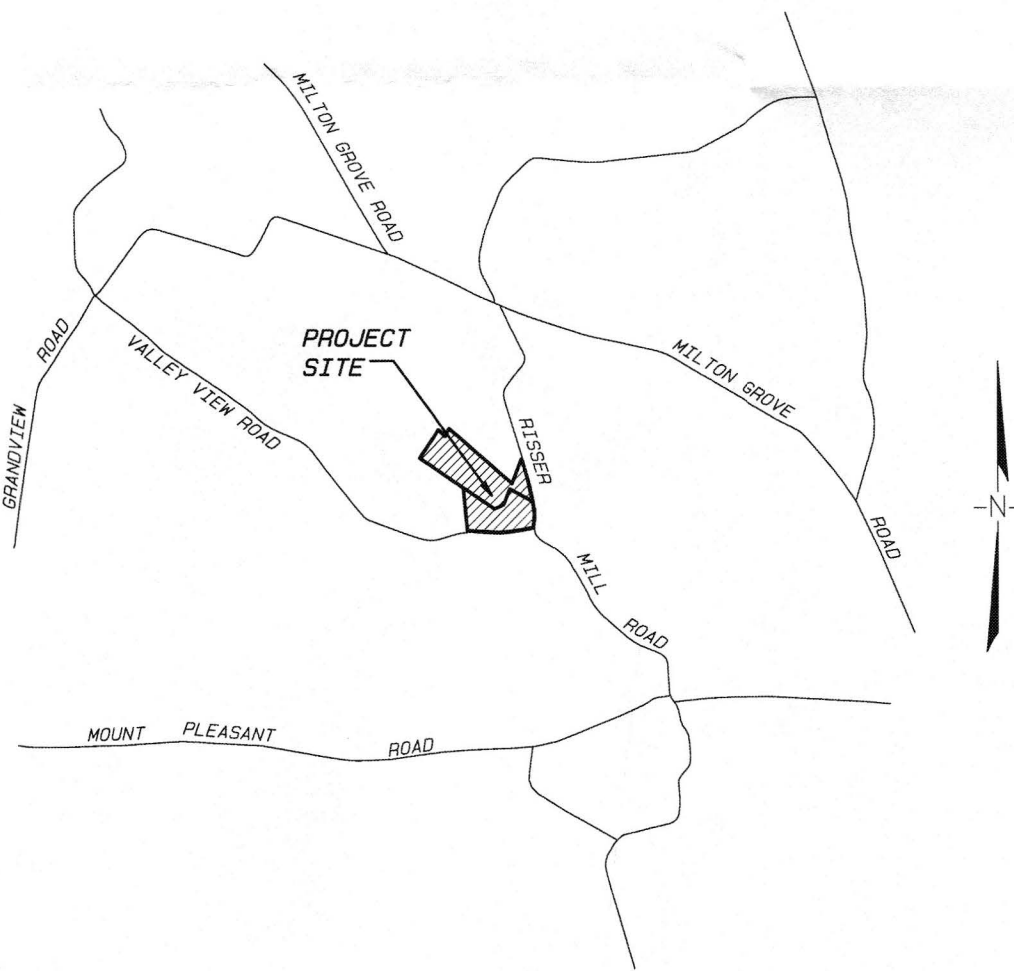
RECORD BOOK 4293
PAGE 521 – LOT No. 1

DOCUMENT ID
20246785249
LOT No. 2

ACCOUNT NUMBER

461-36133-0-0000
LOT No. 1

461-03206-0-0000
LOT No. 2

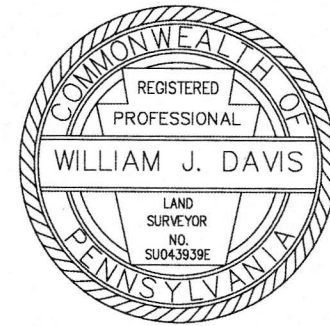


LOCATION MAP

SCALE : 1" = 2000'

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT.

DATE: WILLIAM J. DAVIS, PLS



SHEET INDEX

SHEET 1 OF 2 – COVER SHEET **

SHEET 2 OF 2 – LOT ADD-ON PLAN **

** TO BE RECORDED

SITE DATA

NUMBER OF LOTS	- 2
NUMBER OF DWELLING UNITS	- 2
TOTAL NUMBER OF ACRES	- 15.303 ACRES
DENSITY	- 0.130 UNITS/ACRE
USE OF LAND	- RESIDENTIAL
ZONING	- AGRICULTURAL
MINIMUM LOT SIZE	- 1 ACRE
MAXIMUM LOT SIZE	- 2.5 ACRES
MINIMUM LOT WIDTH	- 100' @ SB
MINIMUM LOT DEPTH	- 150'
FRONT YARD SETBACK	- 35'-SINGLE FAMILY DWG., 50'-ALL OTHER BLDG.
SIDE YARD SETBACK	- 20'
REAR YARD SETBACK	- 50'
MAXIMUM LOT COVERAGE	- 25%
MAXIMUM BUILDING COVERAGE	- 20%
MAXIMUM BUILDING HEIGHT	- 35'

INDIVIDUAL LOT DATA

	LOT No. 1 EXG / PROP	LOT No. 2 EXG / PROP
NUMBER OF PRINCIPAL UNITS	1 / 1	1 / 1
USE OF LAND	RESIDENTIAL (TYP.)	RESIDENTIAL (TYP.)
DENSITY	0.170 / 0.200	0.106 / 0.097
MINIMUM LOT WIDTH	685.67' / 685.67'	355.69' / 440.02'
MINIMUM LOT DEPTH	229.55' / 201.76'	1105.51' / 1126.92'
MAXIMUM BUILDING COVERAGE	4.55% / 5.35%	1.13% / 1.04%
MAXIMUM IMPERVIOUS COVERAGE	12.19% / 10.40%	4.58% / 5.11%

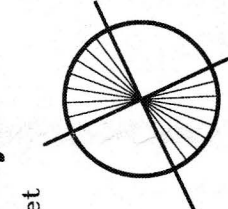
AT A MEETING ON _____, 20____, THE MOUNT JOY TOWNSHIP PLANNING COMMISSION APPROVED THIS PROJECT, INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE COMMISSION IN MOUNT JOY TOWNSHIP PLANNING COMMISSION FILE NO. _____ BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT.

THIS PLAN, BEARING LCPC FILE NO. _____, WAS REVIEWED BY STAFF OF THE LANCASTER COUNTY PLANNING DEPARTMENT ON _____ AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247, OF 1968, AS AMENDED. THIS CERTIFICATE DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

Gordon L. Brown & Associates, Inc.
Civil Engineers & Surveyors

2238 South Queen Street
York, PA 17402-4831
(717) 741-4821

Est. D. 1952



Est. D. 1964

2586 Litzitz Pike
Lancaster, PA 17601
(717) 569-0528

Strausser
Surveying and
Engineering, Inc.

COVER SHEET
FOR

JACOB B. HUYARD

MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

CHECKED BY:

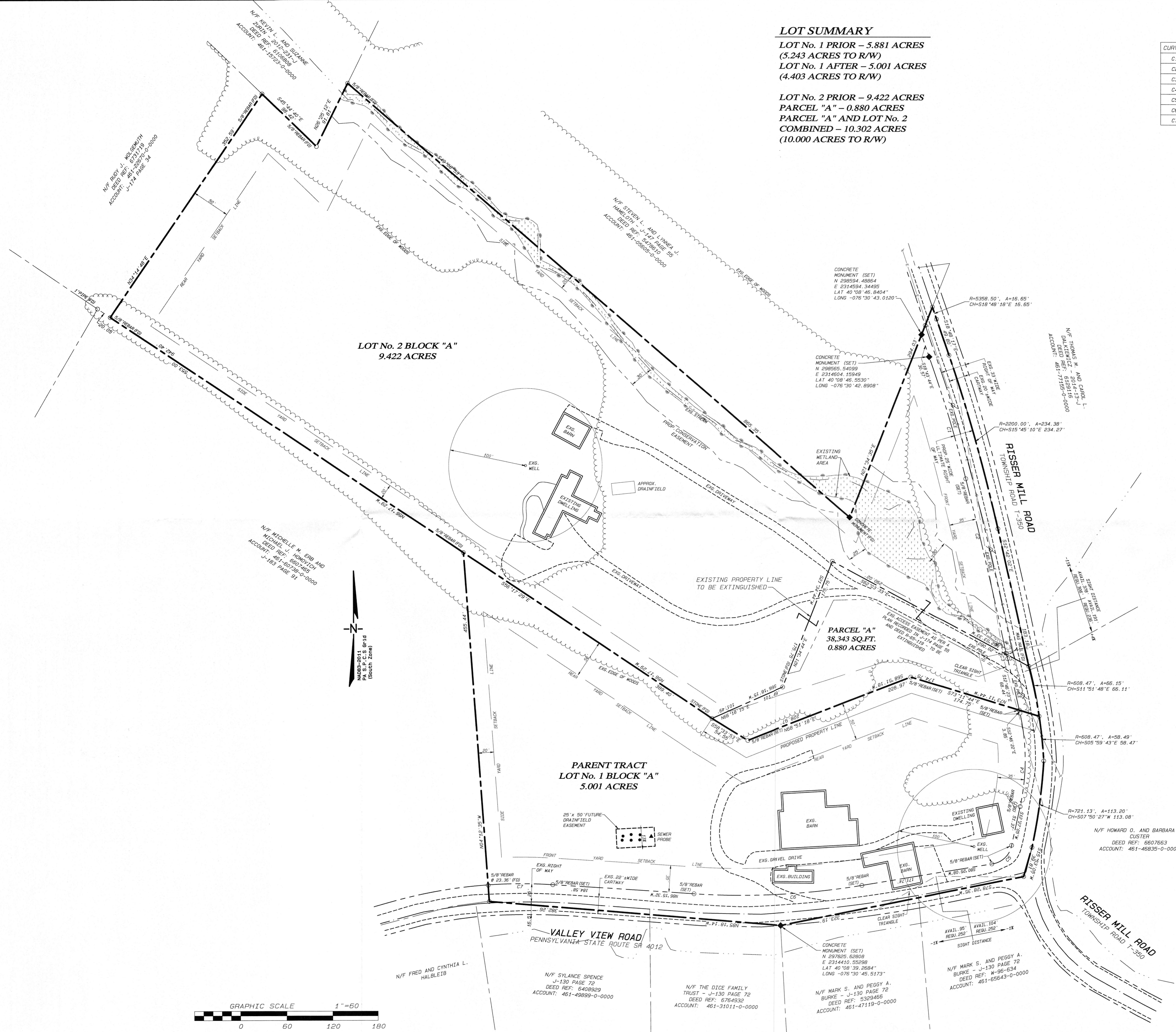
DRAWN BY:
J. A. F.

DATE:
APRIL 22, 2025

DRAWING No.:
24.18998

SHEET

1 OF 2



LOT SUMMARY
LOT No. 1 PRIOR - 5.881 ACRES
(5.243 ACRES TO R/W)
LOT No. 1 AFTER - 5.001 ACRES
(4.403 ACRES TO R/W)
LOT No. 2 PRIOR - 9.422 ACRES
PARCEL "A" - 0.880 ACRES
PARCEL "A" AND LOT No. 2
COMBINED - 10.302 ACRES
(10.000 ACRES TO R/W)

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	165.22'	1801.53'	05°15'16"	S16°42'52"E	165.16'
C2	233.28'	6841.35'	01°57'13"	S13°03'22"E	233.27'
C3	7.19'	583.47'	00°42'21"	S16°26'24"E	7.19'
C4	122.39'	278.00'	25°13'25"	S00°09'39"E	121.40'
C5	38.04'	30.00'	72°38'44"	S46°26'06"W	35.54'
C6	220.89'	950.00'	13°19'19"	S87°04'48"W	220.39'
C7	84.35'	621.82'	7°46'18"	S89°51'20"W	84.28'

- LEGEND**
- PROPERTY LINE -
 - EXISTING CENTERLINE -
 - EXISTING CURB LINE -
 - EXISTING EDGE OF MACADAM -
 - EXISTING RIGHT OF WAY LINE -
 - ZONING LINE -
 - EXISTING CONTOURS -
 - PROPOSED CONTOURS -
 - PROPOSED EDGE OF MACADAM -
 - PROPOSED CURB LINE -
 - LIMITS OF DISTURBANCE -
 - EXISTING FENCE -
 - EXISTING DRAINAGE EASEMENT -
 - PROPOSED DRAINAGE EASEMENT -
 - EXISTING WATER LINE -
 - EXISTING GAS LINE -
 - EXISTING TELEPHONE LINE -
 - EXISTING ELECTRIC LINE -
 - PROPOSED ELECTRIC LINE -
 - EXISTING EDGE OF WOODS LINE -
 - EXISTING STREAM -
 - PERCOLATION HOLE -
 - DEEP PROBE SITE -
 - EXISTING MAILBOX -
 - EXISTING SIGN -
 - EXISTING POLE -
 - EXISTING POLE W/GUY WIRE -
 - PROPOSED UTILITY POLE -
 - EXISTING WATER VALVE -
 - EXISTING WELL -
 - EXISTING FIRE HYDRANT -
 - EXISTING VENT -
 - EXISTING GAS VALVE -
 - EXISTING MANHOLE -
 - HEADMALL/ENDMALL -
 - NORTH ARROW -

FINAL SUBDIVISION PLAN AND LOT ADD - ON PLAN FOR

JACOB B. HUYARD

MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

CHECKED BY:

DRAWN BY:
J. A. F.

DATE:
APRIL 22, 2025

DRAWING No.:
24.18998

SHEET

2 OF 2

Gordon L. Brown & Associates, Inc.
Civil Engineers & Surveyors
2238 South Quaker Street
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(717) 741-4621

Est. P. 1952

2586 Litz Pike
Lancaster, PA 17601
(717) 569-0528

Strausser
Surveying and Engineering, Inc.

REVISIONS

DATE:	BY:
7.28.25 J.A.F.	REVISED AS PER TOWNSHIP REVIEW.
8.21.25 J.A.F.	REVISED AS PER TOWNSHIP REVIEW.

GORDON L. BROWN & ASSOCIATES

NAMES AND ADDRESSES OF ADJOINERS

Arthur S. Auken, Jr.
1501 Valleyview Road
Mount Joy, PA 17522

Jacob B. and Ruth S. Huyard
1835 Rissermill Road
Mount Joy, PA 17522

Steven L. and Lynnea J. Hameloth
1947 Rissermill Road
Mount Joy, PA 17522

Kevin L. and Suzanne Zurin
2089 Rissermill Road
Mount Joy, PA 17522

Rudy L. Wolgemuth
1376 Landis Road
Elizabethtown, PA 17022

Michael J. and Michelle M. Erb
1675 Valleyview Road
Mount Joy, PA 17522

Sylance Spence
1717 Rissermill Road
Mount Joy, PA 17522

Dice Family Trust
1552 Valleyview Road
Mount Joy, PA 17522

Mark S. and Peggy A. Burke
1789 Rissermill Road
Mount Joy, PA 17522

Howard O. and Barbara A. Custer
1531 Bossler Road
Elizabethtown, PA 17022

Thomas M. and Carol L. Dalkiewicz
1912 Rissermill Road
Mount Joy, PA 17522



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022

717.367.8917 • 717.367.9208 fax

www.mtjoytp.org

October 14, 2025

Certified Mail # 9407 1118 9876 5470 2150 65

Certified Mail # 9407 1118 9876 5470 2121 94

Jacob B. & Ruth S. Huyard
1835 Rissermill Road
Mount Joy, PA 17552

Arthur S. Auker, Jr.
1501 Valleyview Road
Mount Joy, PA 17552

Re: Proposed Subdivision of Land
Properties Located at 1835 Rissermill Road & 1501 Valleyview Road, Mount Joy, PA 17552
Tax Parcel Account #461-03206-0-0000 & #461-36133-0-0000
Case #250016

Dear Sir or Ms.:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on September 24, 2025. The hearing for the application is scheduled for **6:00 P.M. on Wednesday, November 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:

- You have provided a copy of the subdivision plan that will be provided to the Zoning Hearing Board as part of your full application package. The plan shows the existing improvements on both properties in addition to the proposed parcel to be conveyed from one property to the other.
- The subject properties contain 5.881 acres and 9.422 acres and are located within the (A) Agricultural District. 0.88 acres would be conveyed to create a 5.001-acre lot and a 10.302-acre lot, respectively. No new building lots will be created by this subdivision.
- The Mount Joy Township Planning Commission conditionally approved the subdivision plan at a public meeting held on August 25, 2025. One condition of approval addresses the requirement to obtain a variance since the sending parcel does not have any subdivision rights per §135-85.B of the Zoning Ordinance.
- 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:

(1) Chapter 135, Article IX, §135-85.B – subdivision limitations

General criteria for variances are found in §135-383.C of the Zoning Ordinance. I am enclosing a copy of §135-383 to prepare for the hearing.

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 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.
2. Applicant shall provide recorded copies of a deed with a perimeter legal description for the Huyard Lot as enlarged and a deed with a perimeter legal description for the Auker Lot as reduced within 30 days from the release of the subdivision plan for recording.
3. 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 November 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,

A handwritten signature in black ink that reads "Justin S. Evans". The signature is written in a cursive style with a large, looping initial "J".

Justin S. Evans, AICP
Assistant Zoning Officer
Mount Joy Township

Copy: Huyard, Jacob B. & Ruth S. – First Class Mail
Auker, Arthur S., Jr. – First Class Mail
Timothy S. Trostle – via Email
MJT Zoning Hearing Board
File

Enclosures