

RECEIVED

Oct 08 2025

MOUNT JOY TOWNSHIP

ZHB Case # 250017

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: Bailey Family Limited Partnership

Address: 1403 Mill Road City/State/Zip: Elizabethtown, PA 17022

Phone: _____ Fax: _____

E-mail: tbailey8529@comcast.net

2. Landowner Information (if different from the Applicant)

Name: Michael Jon Bailey

Address: 1501 Mill Road City/State/Zip: Elizabethtown, PA 17022

Phone: _____ Fax: _____

E-mail: _____

3. Property Information

Property Address: 1501 Mill Road

City/State/Zip: Elizabethtown, PA 17022

Existing Use: Single Family Dwelling and Mobile Home Park Proposed Use: no change

Total Property Area (Sq. Ft. or Acres): 4.28

FOR TOWNSHIP USE ONLY

Date Application Received: October 8, 2025

Date Application to be heard: November 5, 2025

Tax Parcel #: 460-33237-0-0000

Zoning District: Rural (R)

Application Denied/Approved: _____

4. Request for Special Exception

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

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:

This site is suitable for a Special Exception Use because:

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

5. Expansion of Special Exception Uses

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

Existing and proposed square footage of the structure:

Percentage of Expansion:

Existing front, side and rear yard setbacks:

Proposed front, side and rear yard setbacks:

6. Request for a Variance

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

Section 135-246.B

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.):"

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:

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:

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

Thyn Bailey
Applicant Signature

10/01/2025
Date Signed

Thyn Bailey
Applicant's Name (Printed)

Michael Bailey
Landowner Sign (if different from Applicant)

10 / 1 / 2025
Date Signed

Michael J Bailey
Landowner's Name (Printed)

NARRATIVE IN SUPPORT OF VARIANCE APPLICATION OF BAILEY FAMILY LIMITED PARTNERSHIP

Applicant, Bailey Family Limited Partnership (“**Applicant**”) provides the following information in support of its request for a dimensional variance from the requirements of Section 135-246.B of the Mount Joy Township Zoning Ordinance (the “**Zoning Ordinance**”).

OVERVIEW OF THE PROPERTY AND THE PROJECT

Applicant is equitable owner of the property at 1501 Mill Road, Lancaster County Tax Parcel No. 460-33237-0-0000 (the “**Property**”). The Property is approximately 4.28 acres in area, and features a single family detached dwelling, along with a small mobile home park containing six homes. The Property is bounded by residential properties and woodlands to the east, residential properties and Mill Road to the west, residential properties and woodlands to the north, and Mill Road to the south. The Property is in the Rural (R) zoning district. The Property, and the area surrounding it, is depicted below:



The Property has several lawful preexisting nonconformities. The mobile home park use is not currently permitted in the R district. Furthermore, the single family residence encroaches on the current side yard setback. Finally, the mobile home park does not meet the minimum lot size requirements.

Applicant is proposing to subdivide the Property into two lots to separate the single family home from the mobile home park. Lot 1, which would include the northwestern part of the Property, will be for the single-family dwelling. Lot 2, which would consist of the southeastern portion of the Property, will be for the mobile home park. A site plan for the entire project is included as **Exhibit “A”**.

Subdividing the Property will exacerbate the minimum lot size nonconformity for the mobile home park. Section 135-246.B of the Zoning Ordinance requires a minimum lot area of five acres for manufactured home parks. The existing mobile home park is dimensionally nonconforming as to Section 135-246.B because the lot is only 4.28 acres in area, and after the proposed subdivision it would be 2.96 acres. Because the proposed subdivision will increase the nonconformity, zoning relief is required.

VARIANCE REQUESTED

Applicant is requesting a variance from Section 135-246.B of the Zoning Ordinance, to permit a lot size of 2.96 acres instead of the requisite 5 acres.

The variance being sought by Applicant is classified as a dimensional variance. The Pennsylvania Supreme Court has held that a lesser form of proof is required where the applicant is seeking a dimensional variance, as opposed to a use variance. *Hertzberg v. Zoning Hearing Board of Adjustment of City of Pittsburgh*, 721 A.2d 43, 47 (Pa. 1998) (“[w]hen seeking a dimensional variance within a permitted use, the owner is asking only for a reasonable adjustment of the zoning regulations.”). When considering a variance from the dimensional requirements of a zoning ordinance, multiple factors should be considered, including “the economic detriment to the applicant if the variance was denied, the financial hardship created by any work necessary to bring the building into strict compliance with zoning requirements and the characteristics of the surrounding neighborhood.” *Id.* at 50.

DISCUSSION – DIMENSIONAL VARIANCES

Section 135-383.C sets forth the standards for variances. Those standards, and how the Applicant meets them, are set forth below:

- (1) *That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the 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 zone in which the property is located;*

The Property is unique in that it is a smaller, developed lot, 4.28 acres in area, with long-functioning mobile home park and single-family residence. Furthermore, the Property features significant slopes and undulating topography. The slopes and topography create challenges for the development or redevelopment of the Property. Additionally, the subdivision of the Property requires additional rights-of-way along Mill Road, exacerbating existing dimensional issues. The

only way to strictly comply with the Zoning Ordinance would be to remove the mobile homes from the Property, which would create a substantial financial hardship. Together, these unique features of the Property make it impossible to strictly comply with the provisions of the Zoning Ordinance.

- (2) *That because of such physical circumstances or conditions, there is not the possibility that the property can be developed in strict conformity with the provisions of this chapter and that the authorization of a variance is therefore necessary to enable reasonable use of the property;*

As noted above, it is impossible for the Applicant to develop the Property in strict compliance with the Zoning Ordinance. The size and configuration of the parcel, its topography and the requirement to dedicate additional rights-of-way all impose design constraints upon the project that cannot be handled strictly in accordance with the Zoning Ordinance. Without the variance, the only way the Property could be subdivided would be to remove all of the mobile homes from the Property, which would incur a substantial financial hardship.

- (3) *That such unnecessary hardship has not been created by the applicant;*

The hardship has not been created by the Applicant. The configuration and topography of the Property, along with the long-standing uses thereof, predate Applicant's connection to the Property.

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

If granted, this variance would not alter the essential character of the neighborhood or be detrimental to the public welfare. No new development is proposed as part of this project; the same number of homes will remain whether the request relief is granted or not. The uses and impacts will remain the same. The variance will merely allow for the division of the single family home from the mobile home park. Those uses are already compatible with the neighborhood.

- (5) *That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulations in issue.*

This variance represents the least modification possible of the Zoning Ordinance to permit the project. The Applicant has designed the project to be as compliant as possible with the Zoning Ordinance while trying to accommodate the lawful preexisting nonconforming uses.

CONCLUSION

For the reasons set forth herein, Applicant respectfully requests that its variance request be granted.

Respectfully submitted,

Dated: October 07, 2025

SAXTON & STUMP, LLC



By _____

Erik M. Hume

Attorney ID No. 83767

eh@saxtonstump.com

Counsel for Applicant

MINOR SUBDIVISION PLAN
FOR
1501 MILL ROAD
FOR
BAILEY FAMILY LIMITED PARTNERSHIP
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
AUGUST 29, 2025

PLANNING COMMISSION
FINAL PLAN REVIEW CERTIFICATE

AT A MEETING ON _____ OF _____, 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.

CHAIRMAN _____

VICE CHAIRMAN _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED _____ MICHAEL JON BAILEY _____ WHO, BEING DULY SWORN OR AFFIRMED ACCORDING TO LAW DEPOSES AND SAYS THAT HE IS THE " _____

_____ OF THE PROPERTY SHOWN ON THE PLAN, THAT THE PLAN THEREOF 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 (EXPECTING THOSE AREAS LABELED NOT FOR DEDICATION) ARE HEREBY DEDICATED TO THE PUBLIC USE.

**

MY COMMISSION EXPIRES: _____

LANCASTER COUNTY PLANNING COMMISSION
REVIEW CERTIFICATE

THE LANCASTER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON _____, 20____, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN L.C.P.C. FILE NO. _____. THIS CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE LANCASTER COUNTY PLANNING COMMISSION, AND THE COMMISSION 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.

SURVEYOR'S CERTIFICATION

I, JAMES C. HOCKENBERRY, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE BOUNDARY SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MOUNT JOY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (ERROR OF CLOSURE NO GREATER THAN ONE FOOT (1') IN TEN THOUSAND FEET (10,000')).

JAMES C. HOCKENBERRY REG. NO. 044553-E

DATE _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MOUNT JOY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

JOSHUA C. GEORGE, P.E. REG. NO. PE-066897-E

DATE _____

ZONING DATA

ZONING DISTRICT: RURAL (R)
EXISTING USE: SINGLE FAMILY DWELLING AND MOBILE HOME PARK**
PROPOSED USE: (LOT #1) SINGLE FAMILY DWELLING
(LOT #2) MOBILE HOME PARK**
MIN. LOT AREA: 1 ACRE
(EXISTING) 186,403 S.F. / 4.28 ACRES
(LOT 1 GROSS) 50,650 S.F. / 1.16 ACRES
(LOT 2 GROSS) 135,752 S.F. / 3.12 ACRES
(LOT 1 NET) 48,436 S.F. / 1.07 ACRES
(LOT 2 NET) 129,058 S.F. / 2.96 ACRES

MIN. LOT WIDTH: 100' @ SETBACK LINE
(EXISTING) 435.1'
(LOT 1) 154'
(LOT 2) 281.1'

MIN. LOT DEPTH: 150'
(EXISTING) 299.62'
(LOT 1) 521'
(LOT 2) 299.6'

REQUIRED SETBACKS: FRONT: 35 FEET
SIDE: 15 FEET
REAR: 50 FEET
MANUFACTURED HOME LOT: 50 FEET
LANDSCAPING STRIP: 25 FEET

ACCESSORY SETBACKS: FRONT: 50 FEET
SIDE/REAR: 6 FEET

MAX. LOT COVERAGE: 25% MAX. BUILDING COVERAGE
30% MAX. TOTAL IMPERVIOUS COVERAGE
(EXISTING) 5.9% (11,071 S.F.) BUILDING
(EXISTING) 11.7% (21,887 S.F.) IMPERVIOUS

PROP. LOT COVERAGE: (LOT 1) 4.1% (2,141 S.F.) BUILDING
(LOT 1) 7.2% (3,775 S.F.) IMPERVIOUS
(LOT 2) 13.9% (8,930 S.F.) BUILDING
(LOT 2) 13.5% (18,112 S.F.) IMPERVIOUS

MAX. BUILDING HEIGHT: 35'
20' (ACCESSORY BUILDINGS)
** THE MOBILE HOME PARK IS AN EXISTING NON-CONFORMITY WITHIN THE RURAL (R) ZONING DISTRICT.

WAIVER/DEFERRAL REQUEST:

AT A MEETING ON SEPTEMBER 22, 2025 THE MOUNT JOY TOWNSHIP BOARD OF SUPERVISORS APPROVED THE FOLLOWING WAIVERS/DEFERRALS:

1. SECTION 119-31.C.5 WETLAND SURVEY (WAIVER)
2. SECTION 119-52.J.(3)(a) REQUIRED ROADWAY IMPROVEMENTS ALONG MILL ROAD (DEFERRAL)
3. SECTION 119-31.C(3) EXISTING FEATURES WITHIN 200 FEET OF SUBJECT TRACT (WAIVER)

LEGAL OWNER / APPLICANT

MICHAEL JON BAILEY
1501 MILL ROAD
ELIZABETHTOWN, PA 17022

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PROPERTY LOCATED AT 1501 MILL ROAD, CURRENTLY OWNED BY MICHAEL JON BAILEY INTO TWO (2) SEPARATE LOTS KNOWN AS LOT #1 & LOT #2.

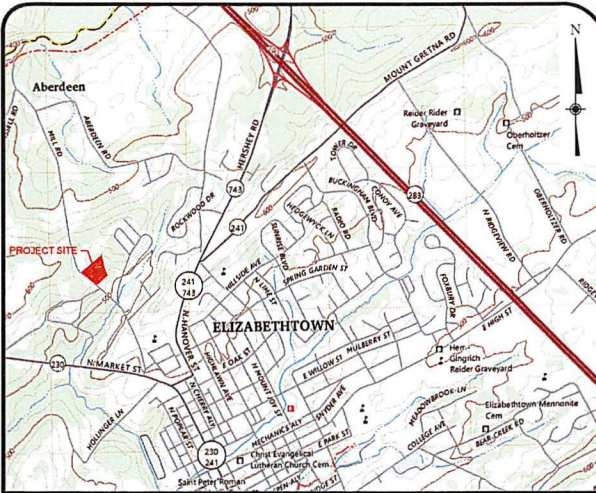
LOT #1 (1.16 ACRES) WILL CONSIST OF ONE (1) EXISTING SINGLE FAMILY DWELLING AND REMAIN IN THE OWNERSHIP OF MICHAEL JON BAILEY.

LOT #2 (3.12 ACRES) WILL CONSIST OF THE EXISTING MOBILE HOME PARK CONTAINING SIX (6) MOBILE HOMES. OWNERSHIP WILL BE TRANSFERRED TO THE BAILEY FAMILY TRUST.

LOT#1 AND #2 ARE CURRENTLY SERVED WITH PUBLIC SEWER AND A PRIVATE WELL.

GENERAL NOTES

- EXISTING PROPERTY BOUNDARY/LEGAL RIGHT-OF-WAY FOR MILL ROAD WAS FIELD VERIFIED BY JIM HOCKENBERRY, P.L.S. ON AUGUST 6, 2025. ALL OTHER EXISTING INFORMATION WAS PROVIDED BY D.C. GOHN ASSOCIATES, INC.
- NO CONSTRUCTION, EARTH DISTURBANCE, OR OTHER IMPROVEMENTS ARE PROPOSED AS PART OF THIS MINOR SUBDIVISION PLAN.
- NO ONE SHALL SCALE FROM THESE PLANS.
- LOTS #1 & #2 IS CURRENTLY SERVED BY PUBLIC SEWER SERVICES SUPPLIED BY ELIZABETHTOWN REGIONAL SEWER AUTHORITY (ERSA).
- WATER SERVICES FOR LOTS #1 & #2 IS PROVIDED BY A PRIVATE DEP PERMITTED WATER SUPPLY SYSTEM OWNED AND OPERATED BY LAKEVIEW ESTATES.
- THIS PROPERTY IS NOT IMPACTED BY A MAPPED FEMA FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 42071C0111F, PANEL 111 OF 780 DATED APRIL 5, 2016.
- ACCORDING TO THE NATIONAL WETLAND INVENTORY MAPPING, THE PROPERTY HAS NO WETLANDS ON SITE.
- ALL CONCRETE MONUMENTS AND PROPERTY MARKERS WILL BE SET PRIOR TO PLAN RECORDING.



LOCATION MAP

SCALE: 1" = 2000'

UNIFORM PARCEL IDENTIFIER
460-33237-0-0000

INDEX OF DRAWINGS

SHEET NO.	TITLE
CS 1.0	COVER SHEET
EX 2.0	EXISTING CONDITIONS PLAN
SD 3.0	SUBDIVISION PLAN

3 SHEETS IN SET

ACT 287

LANDWORKS CIVIL DESIGN, LLC HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT 287 OF 1974, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THESE DRAWINGS:

- PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC REQUESTED FROM EACH USER'S OFFICE DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NOT LESS THAN (10) NOR MORE THAN (90) WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
- PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE ONE CALL SYSTEM SERVING THE LOCATION WHERE EXCAVATION IS TO BE PERFORMED.
- PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC HAS SHOWN UPON THESE DRAWINGS "THE POSITION AND TYPE OF EACH LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2), THE SERIAL NUMBER PROVIDED BY THE ONE CALL SYSTEM, THE TOLL-FREE ONE CALL SYSTEM PHONE NUMBER, AND THE NAME OF THE USER, THE USER'S DESIGNATED OFFICE ADDRESS AND PHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 4, CLAUSE (5) OF SAID ACT."

AND LANDWORKS CIVIL DESIGN, LLC DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT LANDWORKS CIVIL DESIGN, LLC IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT NO. 181 OF 2005.

ONE CALL SYSTEM SERIAL NO. NOTIFICATION:
DATE: 08/22/2024
ONE CALL SYSTEM SERIAL NUMBER: #20242352889

PROJECT NAME
1501 MILL ROAD

PROJECT NO.
25-0227-001

SHEET 1 OF 3
CS 1.0



LANDWORKS
CIVIL DESIGN, LLC
land development consultants

3461 MARKET STREET, SUITE 302 CAMP HILL, PA 17011
p (866) LNDWRKS www.landworkscd.com



CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
(3) WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND (10) WORKING
DAYS IN DESIGN STAGE - STOP CALL

LEGEND

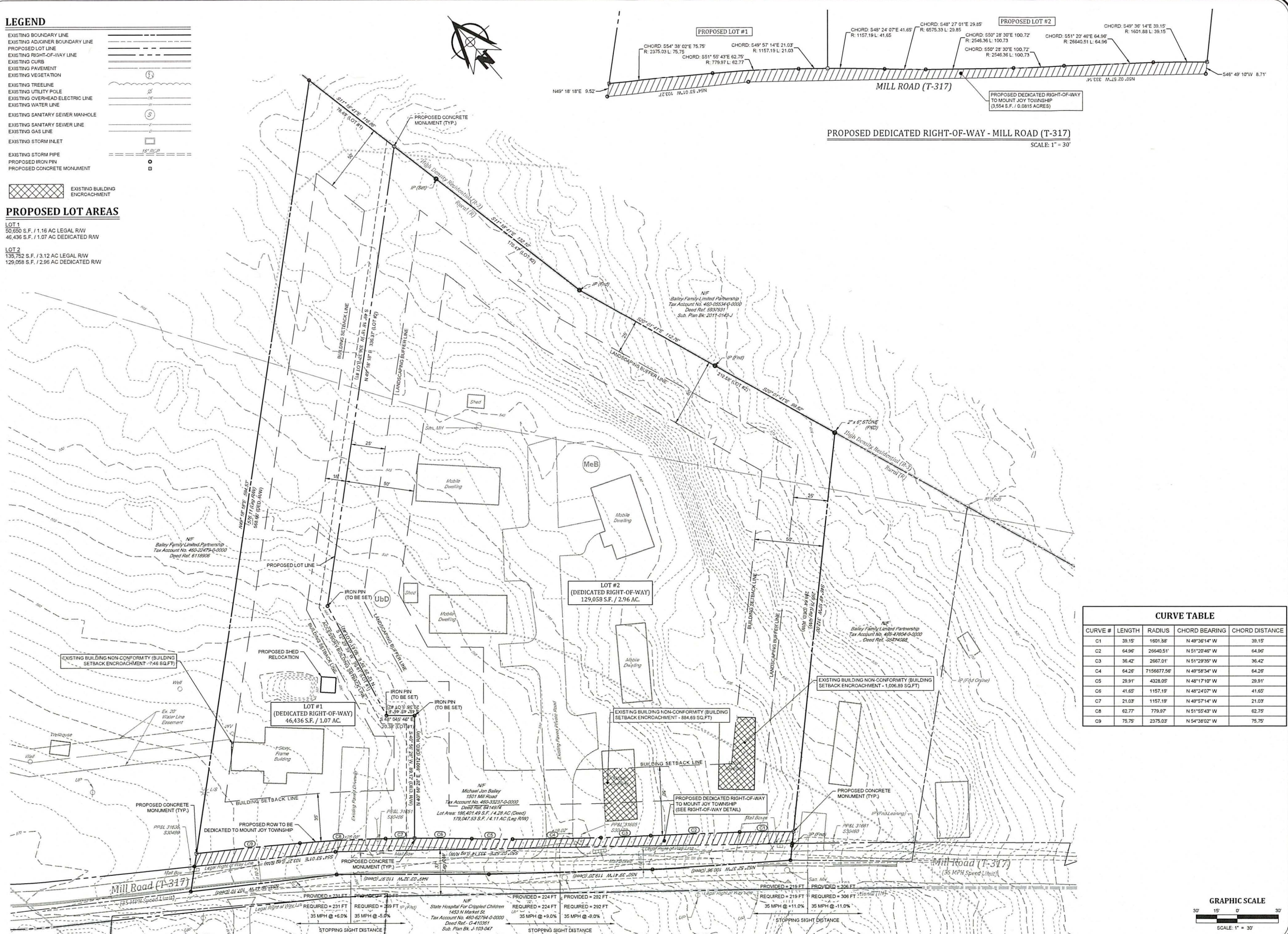
	EXISTING BOUNDARY LINE
	EXISTING ADJOINER BOUNDARY LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING CURB
	EXISTING PAVEMENT
	EXISTING VEGETATION
	EXISTING TREELINE
	EXISTING UTILITY POLE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING STORM INLET
	EXISTING STORM PIPE
	PROPOSED IRON PIN
	PROPOSED CONCRETE MONUMENT

EXISTING BUILDING ENCROACHMENT

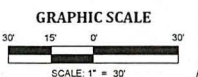
PROPOSED LOT AREAS

LOT 1
50,650 S.F. / 1.16 AC LEGAL RAW
46,436 S.F. / 1.07 AC DEDICATED R/W

LOT 2
135,752 S.F. / 3.12 AC LEGAL RAW
129,058 S.F. / 2.96 AC DEDICATED R/W



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	39.15'	1601.88'	N 49°38'14" W	39.15'
C2	64.96'	2664.05'	N 51°20'46" W	64.96'
C3	36.42'	2667.01'	N 51°29'35" W	36.42'
C4	64.28'	7156677.56'	N 49°58'34" W	64.28'
C5	29.91'	4328.05'	N 48°17'10" W	29.91'
C6	41.65'	1157.19'	N 48°24'07" W	41.65'
C7	21.03'	1157.19'	N 49°57'14" W	21.03'
C8	62.77'	779.87'	N 51°55'43" W	62.75'
C9	75.75'	2375.03'	N 54°38'02" W	75.75'



PROJ. MGR. -	AMN
DESIGN -	BAZ
CADD -	BAZ
CHECKED -	AMN

NO.	DATE	REVISION

LANDWORKS
CIVIL DESIGN, LLC
land development consultants
3461 MARKET STREET, SUITE 302
P. (610) 261-1000
www.landworksllc.com



SUBDIVISION PLAN
FOR
1501 MILL ROAD
FOR
BAILEY FAMILY LIMITED PARTNERSHIP
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

PROJECT NO.
25-0227-001
DATE: 08/29/25
SCALE: 1" = 30'
SHEET 3 OF 3
SD 3.0



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022

717.367.8917 • 717.367.9208 fax

www.mtjoytwp.org

October 14, 2025

Certified Mail # 9407 1118 9876 5470 2497 56

Certified Mail # 9407 1118 9876 5470 2493 43

Bailey Family Limited Partnership
1403 Mill Road
Elizabethtown, PA 17022

Michael Jon Bailey
1501 Mill Road
Elizabethtown, PA 17022

Re: Proposed Subdivision of Land
Property Located at 1501 Mill Road, Elizabethtown, PA 17022
Tax Parcel Account #460-33237-0-0000
Case #250017

Dear Sir or Ms.:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on October 8, 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 provided a copy of the subdivision plan that will be forwarded to the Zoning Hearing Board as part of your full application package. The plan shows the existing improvements on the subject property in addition to the proposed lot line that would separate the single-family home from the manufacture home units.
- The subject property contains 4.28 acres and is located within the (R) Rural District. The proposed subdivision would create a 1.07-acre lot for the single-family home and a 2.96-acre lot for the manufactured homes. The Zoning Ordinance requires a 5-acre minimum for a lot containing a manufactured home park.
- The subdivision plan was presented to the Mount Joy Township Planning Commission at their September 22, 2025 meeting. No action was taken at that meeting; therefore, Planning Commission approval is required prior to recording the plan.
- 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 XXII, §135-246.B – minimum lot size for a manufactured home park

General criteria for variances are found in §135-383.C of the Zoning Ordinance. You have addressed these criteria in your application package.

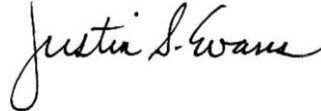
In the event the Mount Joy Township Zoning Hearing Board would approve the application, the Township recommends the following conditions be applied to any approvals:

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 gain approval of the proposed subdivision plan from the Mount Joy Township Planning Commission.
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, stylized 'J' and 'E'.

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

Copy: Bailey Family Limited Partnership – First Class Mail
Bailey, Michael Jon – First Class Mail
Erik M. Hume, Esq. – via Email
MJT Zoning Hearing Board
File

Enclosures