RECEIVED

FEB 27 2026

MOUNT JOY TOWNSHIP

ZHB Case #: 260005

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: LNC Outdoor LLC

Address: 564 Shultz Rd, City/State/Zip: Washington Boro, Pa 17582

Phone: 717-538-7168 Fax:

E-mail: logankibler@gmail.com

2. Landowner Information (if different from the Applicant)

Name: LK Storage LLC

Address: 564 Shultz Rd, City/State/Zip: Washington Boro, Pa 17582

Phone: 717-538-7168 Fax:

E-mail: logankibler@gmail.com

3. Property Information

Property Address: 1795 Sheaffer Road

City/State/Zip: Elizabethtown, PA, 17022

Existing Use: Storage Facility Proposed Use: Billboard advertising

Total Property Area (Sq. Ft. or Acres): 5.98 Acres

FOR TOWNSHIP USE ONLY

Date Application Received: 2/27/26

Date Application to be heard:

Tax Parcel #: 460-84064-0-0000

Zoning District: Mixed Use (MU)

Application Denied/Approved:

4. Request for Special Exception

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

135-133(C)(8)-(9)

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:

Please see attached Narrative Statement.

This site is suitable for a Special Exception Use because:

Please see attached Narrative Statement.

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

Please see attached Narrative Statement.

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:
135-133(C)(8)(a), (g)-(h), (9)(i)

Why do you need a variance and what is your proposed alternative from the requirements of the Township Zoning Ordinance?
Please see attached Narrative Statement.

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.):"
Please see attached Narrative Statement.

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:
Please see attached Narrative Statement.

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:
Please see attached Narrative Statement.

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

Logan Kibler
Applicant Signature

2/27/2026
Date Signed

Logan Kibler
Applicant's Name (Printed)

(Same) Logan Kibler
Landowner Sign (if different from Applicant)

2/27/2026
Date Signed

Logan Kibler
Landowner's Name (Printed)

LETTER OF PERMISSION

Date:

Re: S.R. 283 – 1795 Sheaffer Road, Elizabethtown, PA 17022, Tax Parcel # 460-84064-0-0000

To Mount Joy Township Zoning Hearing Board:

I, Logan Kibler, as the ownership representative of the above-named property, and in accordance with the Easement Agreement dated December 19, 2025, hereby grant permission to LNC Outdoor LLC to construct and maintain a billboard on this property.

LNC Outdoor LLC is responsible for all costs and correspondence associated with this permitting and construction process.

If you have any questions, please contact me at logankibler@gmail.com.

Sincerely,

Logan Kibler

Re: 1795 Sheaffer Road, Elizabethtown, PA 17022 Variance and Special Exception Application – Mount Joy Township Zoning Hearing Board

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Location: 1795 Sheaffer Road, Elizabethtown, PA 17022, Tax Parcel # 460-84064-0-0000

Background:

LK Storage, LLC is the owner of certain real estate located at 1795 Sheaffer Road, Elizabethtown, PA, 17022 (the "Property"). On December 19, 2025, LK Storage LLC ("LK") and LNC Outdoor LLC ("LNC") entered into an easement agreement to allow for the construction and maintenance of an outdoor advertising structure ("the Billboard"). The Billboard will be situated on the easement area of the Property but visible along S.R. 283 in Mount Joy Township. See Lot Map attached as Exhibit A. We are permitted to build a billboard, electronic message center, and dynamic display sign as a special exception. The Property is located in a Multi-Use ("MU") district. However, in the interest of safety and good faith efforts on the part of LNC to conform to the Mount Joy Township Zoning Ordinance, LNC's Billboard also necessitates a request for a variance from the zoning ordinance.

Proposal:

LNC would like to construct a single digital sign with two faces. The dimensions of the sign are 672 sq ft (14'x48') which conforms to industry standards and with other signs placed along Route 283. The top of the sign will sit approximately 43' above the cartway and approximately 32' above the cartway at the bottom. See proposed billboard

line of sight and location photos attached as Exhibit B. The Billboard's height will enable the traveling public to make messaging/signs safely visible to drivers.

The construction of the new sign will maintain the character of the neighborhood, which consists of local/regional and national commercial, retail, hotel, service, and restaurant entities. In addition, billboard advertising promotes local businesses, supports local charities, provides commercial and non-commercial speech including political speech and can be viewed as an economic stimulus package. The electronic faces will add the unique aspect of promoting public safety via the Amber Alert System and the ability to relay local, regional, and national emergency messages quickly and efficiently.

LNC respectfully ask the Zoning Hearing Board to take action concerning those sections of the Zoning Ordinance listed below:

§ 135-133(C)(8)(a) – Panel in excess of 100 square feet on one side.

§ 135-133(C)(8)(g) – Sign over 25′ above grade of existing cartway.

§ 135-133(C)(8)(h) – Billboard within 30′ of street right of way line.

§ 135-133(C)(9)(i) - Conformance with § 135-133(C)(8)

§ 135-133(C)(8)(a):

As noted above, the Billboard has dimensions of 672 sq ft (14′x48′) but satisfies industry standards and aligns with other signs placed along S.R. 283. Please see example S.R. 283 sign attached hereto as Exhibit C. In this situation, the height variance

is necessitated by the hardship created by S.R. 283's location above the Property. Further, the size provides additional safety benefits as it will allow drivers to easily view the signs without squinting or drawing their focus from the road. Given these safety benefits, the Billboard's conformance with industry standards, and its alignment with other signs along S.R. 283, a variance would not produce any adverse effects to surrounding properties or the public nor be a detriment to the essential character of the neighborhood.

§ 135-133(C)(8)(g):

The Billboard's sign will be approximately 18' above the Ordinance's limit of 25' at the top and 7' above at the bottom. However, this height was chosen to compensate for an approximate 7' drop that would obscure the Billboard and make it harder for drivers to safely view the Billboard. See grade drop photograph attached hereto as Exhibit D. The added height would allow the Billboard to display at eye level for drivers and maintain the safety interests outlined above.

§ 135-133(C)(8)(h):

When LNC chose the location of the Billboard, it wanted to ensure it was conforming with § 135-133(C)(8)(c) and § 135-133(C)(9)(a) which require billboards to be 300 ft. from rural and residential districts. The variances proposed are the minimum relief necessary to achieve the use and avoid the need for additional ordinance modification requests. The Property is flanked on the right side by rural property and

residential property on the left side. See 300′ radius around site location and zoning map attached as Exhibit E. As such, to preserve the safety benefits to drivers and conformance with these requirements, the Billboard must be placed slightly inside the fence of the street right of way. See proposed site distance from street right of way measurement attached hereto as Exhibit F. This will have no adverse effect as it secures benefits for the public.

§ 135-133(C)(9)(i):

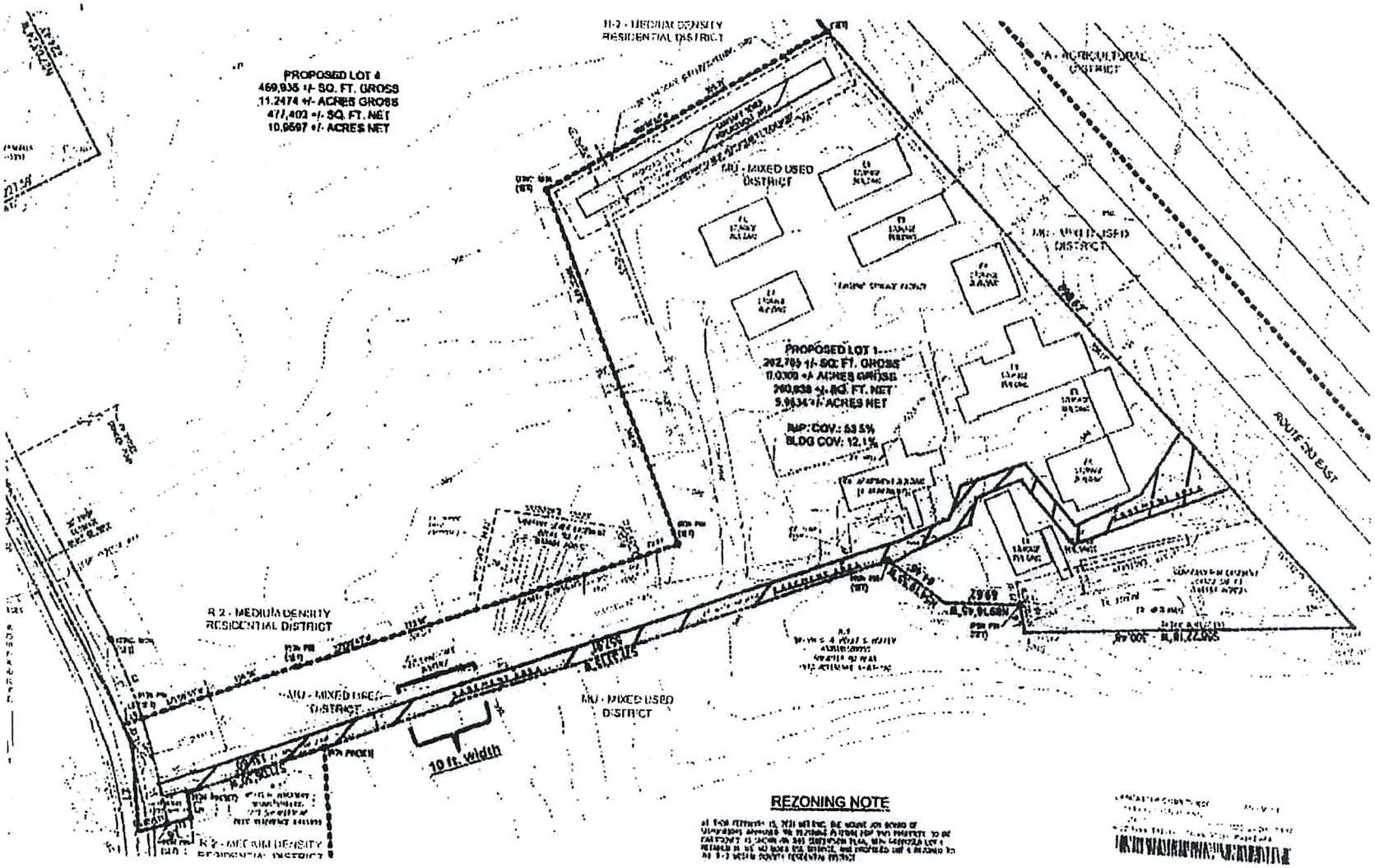
The cited section requires LNC to conform to all requirements in § 135-133(C)(8). For the above-mentioned reasons, a variance from this section would not result in adverse effects.

Conclusion:

LNC's requested variances are all rooted in a desire to protect and benefit the public while respecting the Township's ordinance while working with the hardship created by the lot shape and relationship to S.R. 283's location above the Property. LNC has made every effort to minimize the need for a special exception or variance and makes this request with full confidence that the Billboard will provide a positive impact on the community.

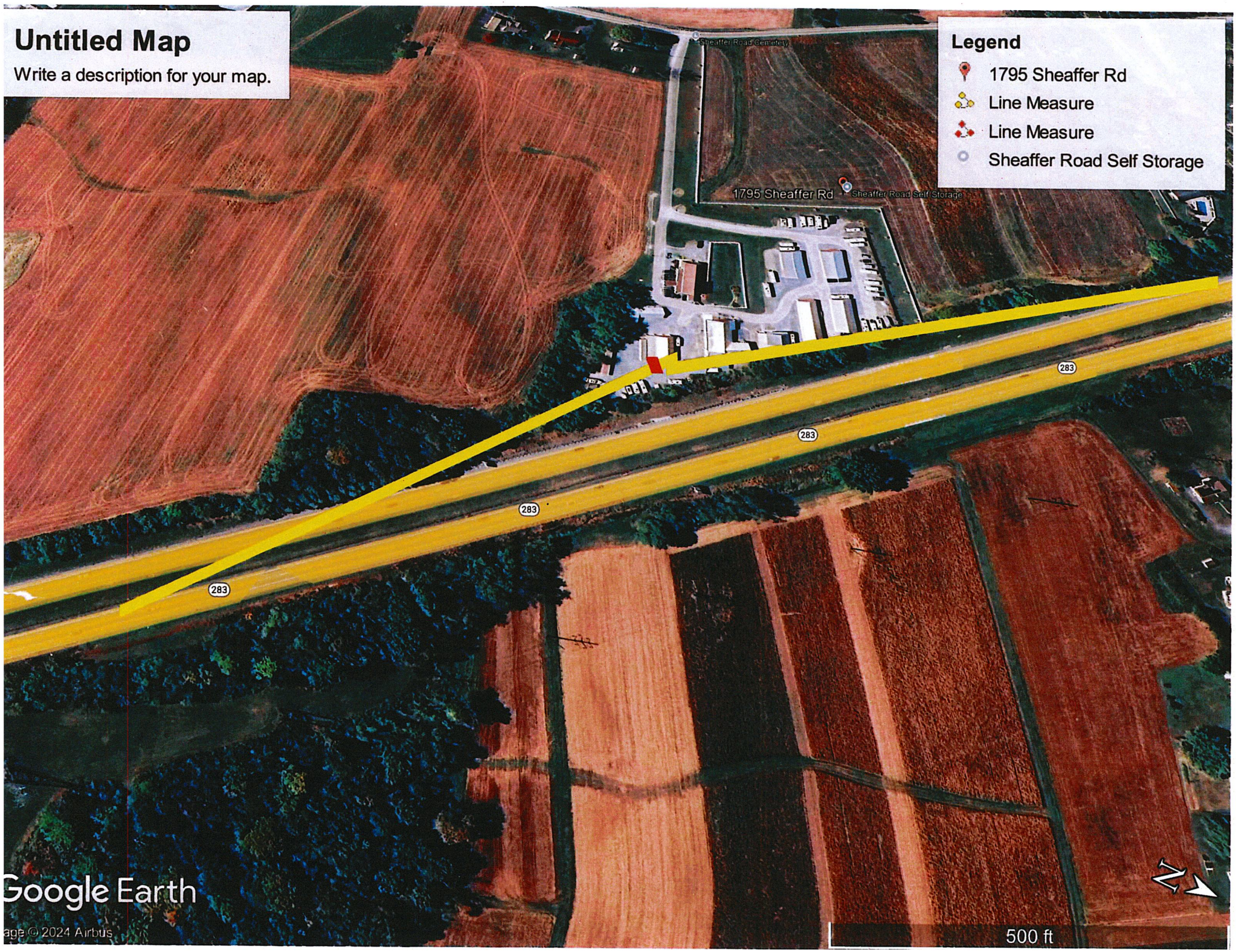
Thank you for your consideration of LNC Outdoor LLC's request for relief to the zoning ordinance.

EXHIBIT A

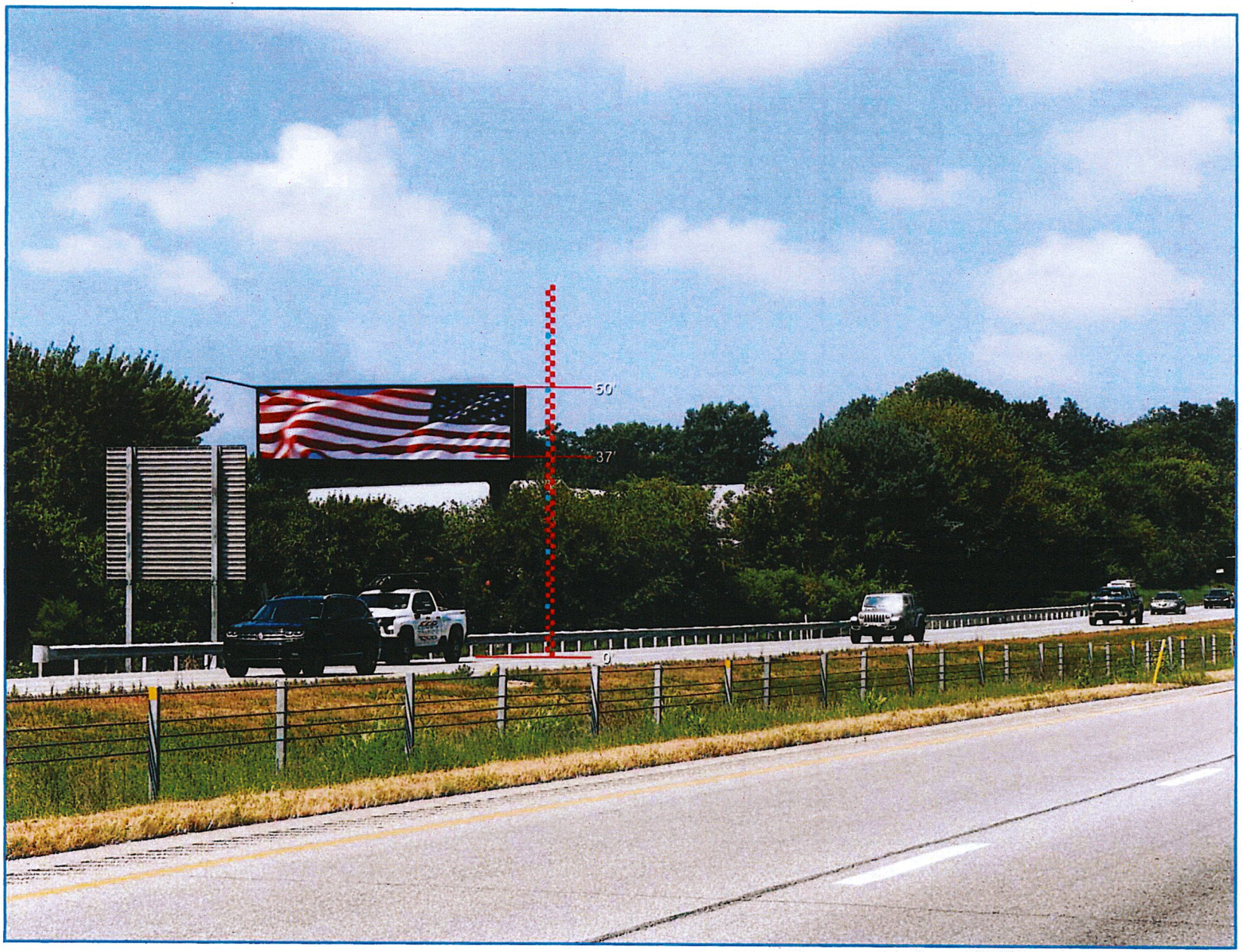


REZONING NOTE

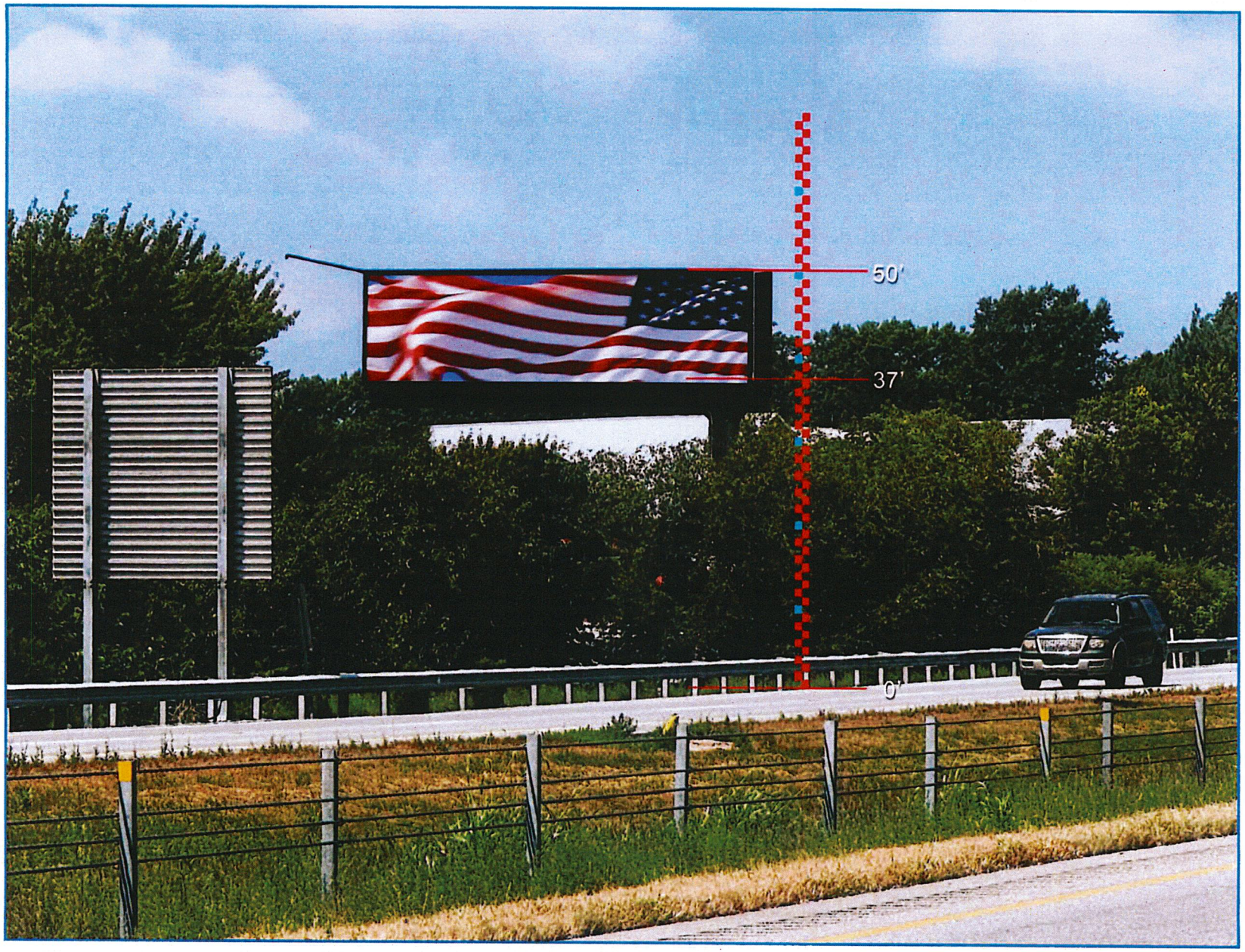
EXHIBIT B


Untitled Map
Write a description for your map.
Legend
1795 Sheaffer Rd
Line Measure
Line Measure
Sheaffer Road Self Storage
Sheaffer Road Cemetery
1795 Sheaffer Rd
Sheaffer Road Self Storage
283
283
283
283
Google Earth
age © 2024 Airbus
500 ft
N

PA 283 Elizabethtown, PA
14' x 48' Full Flag Digital at 50ft
East Bound - Right Road



PA-283 Elizabethtown, PA
14' x 48' Full Flag Digital at 50ft
West Bound - Left Road



PA-283 Elizabethtown, PA
14' x 48' Full Flag Digital at 50ft
West Bound - Left Read

PA 283 Elizabethtown, PA
14' x 48' Full Flag Digital at 50ft
East Bound - Right Read

EXHIBIT C

HARVEY'S
BEST BBQ IN
LANCASTER COUNTY
Thurs.-Sun.
THIS EXIT
SPEED LIMIT
65

EXHIBIT D

Grade drop from Rt283 cartway to storage parking lot (bulletin base): approx. 7feet.

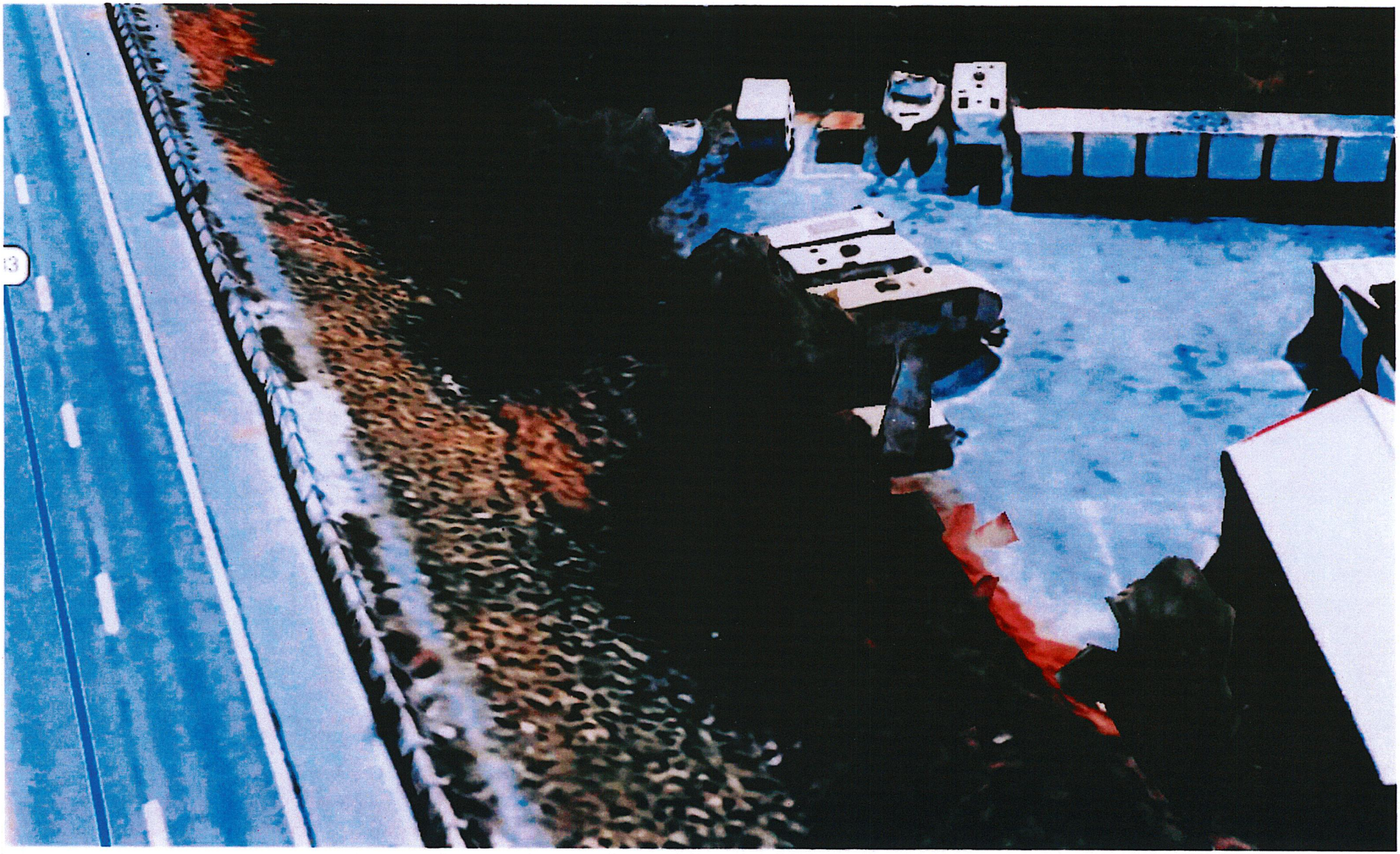


EXHIBIT E

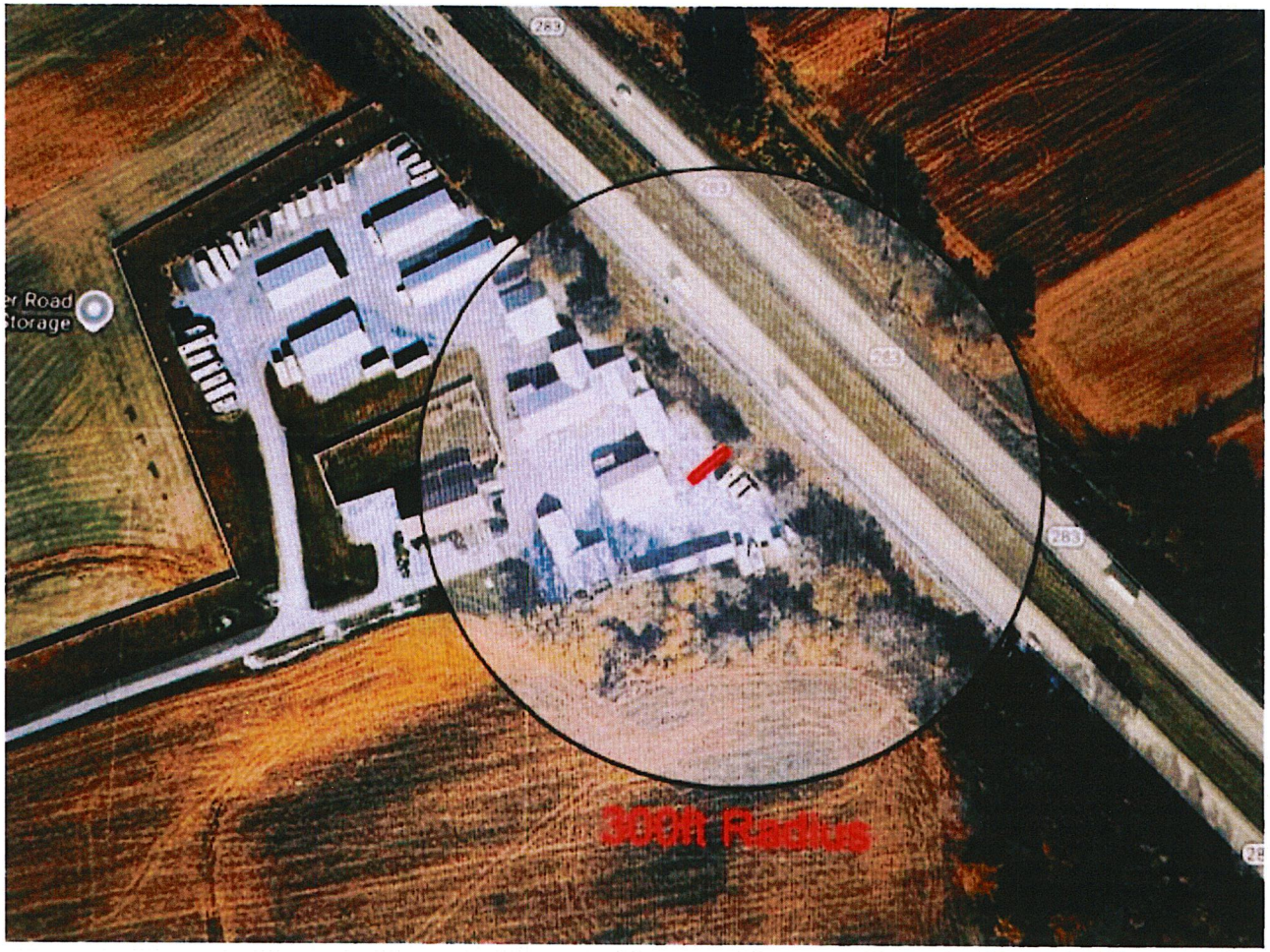
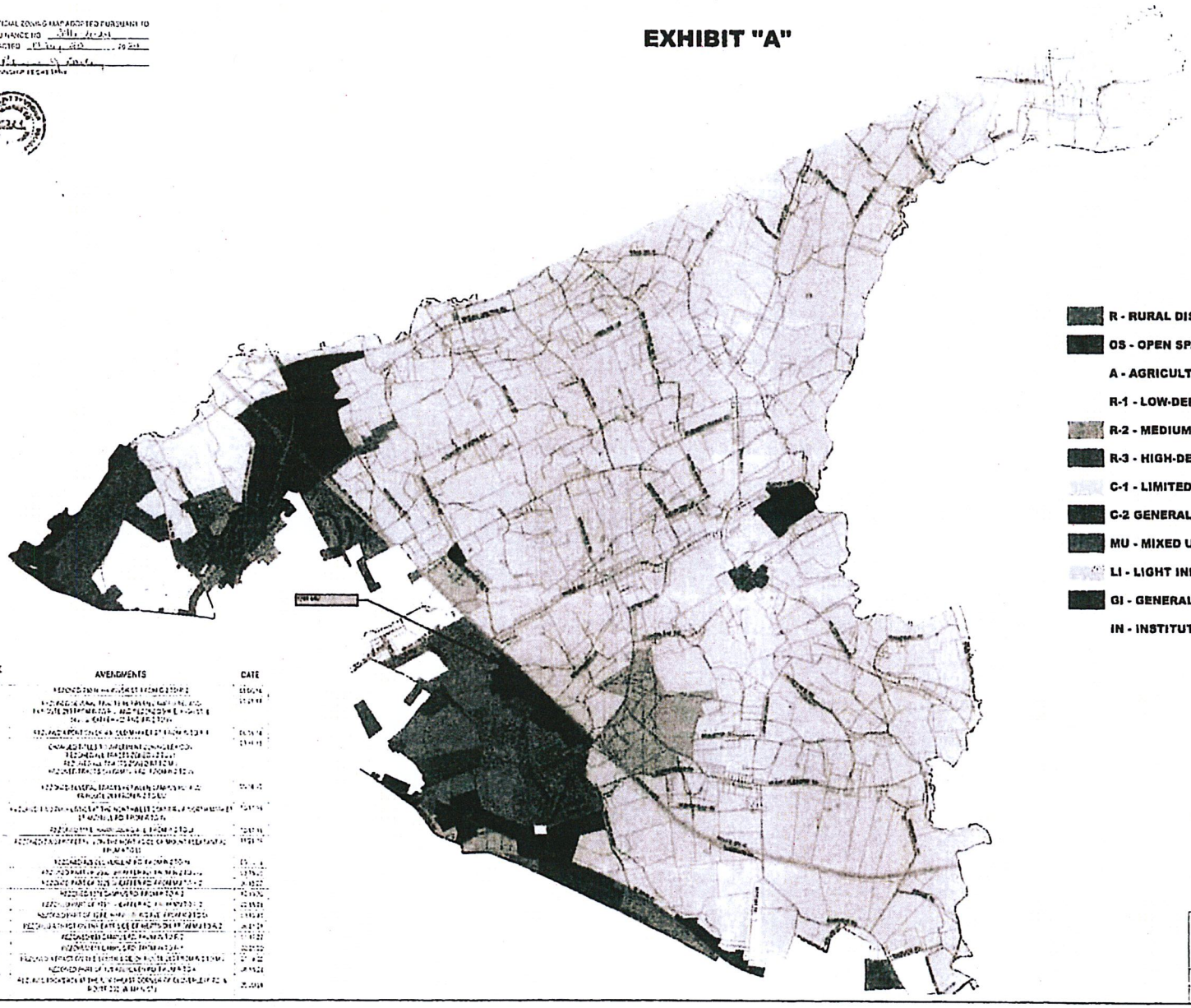

er Road
Storage
283
300ft Radius

EXHIBIT "A"

OFFICIAL ZONING MAP ADOPTED PURSUANT TO
ORDINANCE NO. [illegible]
ENACTED [illegible]



- R - RURAL DISTRICT
- OS - OPEN SPACE AND CONSERVATION DISTRICT
- A - AGRICULTURAL DISTRICT
- R-1 - LOW-DENSITY RESIDENTIAL DISTRICT
- R-2 - MEDIUM-DENSITY RESIDENTIAL DISTRICT
- R-3 - HIGH-DENSITY RESIDENTIAL DISTRICT
- C-1 - LIMITED COMMERCIAL DISTRICT
- C-2 GENERAL COMMERCIAL DISTRICT
- MU - MIXED USE DISTRICT
- LI - LIGHT INDUSTRIAL DISTRICT
- GI - GENERAL INDUSTRIAL DISTRICT
- IN - INSTITUTIONAL DISTRICT

ORDINANCE NUMBER	AMENDMENTS	DATE
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

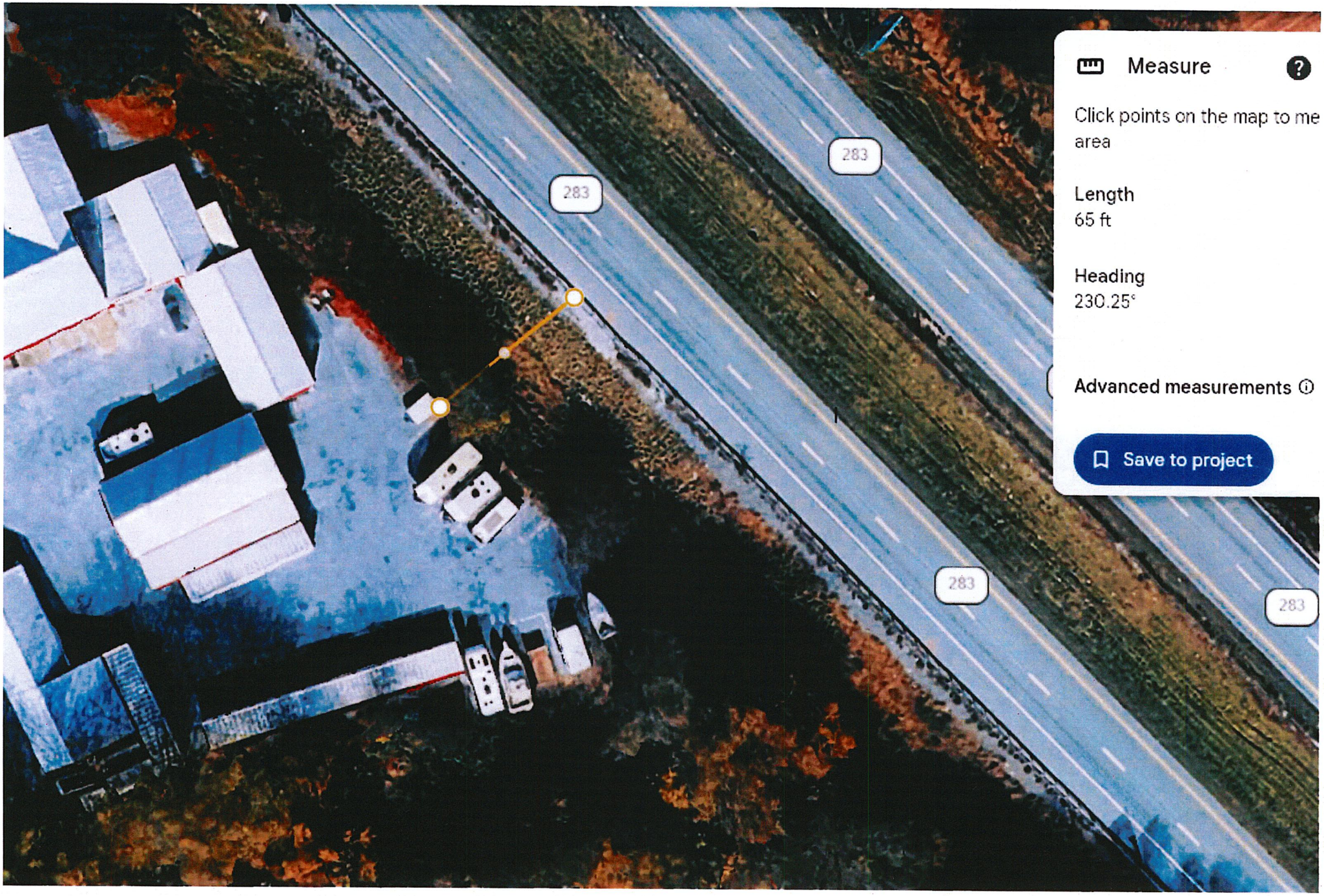
SOURCE OF BASE MAPPING: LANCASTER COUNTY [illegible]

MOUNT JOY TOWNSHIP
8853 ELIZABETHTOWN ROAD
ELIZABETHTOWN, PA 17022
(717) 367-1917
WWW.MTJOYTWP.ORG

ZONING MAP

AS AMENDED THROUGH MAY 20, 2024

EXHIBIT F


Measure
Click points on the map to me
area
Length
65 ft
Heading
230.25°
Advanced measurements
Save to project
283
283
283
283

5143

Summers Nagy Law Offices
35 South Duke Street
York, PA 17401
(717) 812-8100

M&T Bank
60-295/313

2-25-26

PAY TO THE ORDER OF Mount Joy Township $ 750/00

Seven hundred and fifty dollars DOLLARS

Security features. Details on back.

MEMO

deluxe. susan g. komen.

AUTHORIZED SIGNATURE

⑈005143⑈ ⑆031302955⑆ 9840327143⑈

Summers Nagy Law Offices 5143

Summers Nagy Law Offices 5143

MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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

March 10, 2026

Certified Mail # 9407 1118 9876 5431 0785 55

LNC Outdoor LLC
564 Shultz Road
Washington Boro, PA 17582

Certified Mail # 9407 1118 9876 5431 0772 68

LK Storage LLC
564 Shultz Road
Washington Boro, PA 17582

Re: Proposed Erection of Billboard and Dynamic Display Sign
Property Located at 1795 Sheaffer Road, Elizabethtown, PA 17022
Tax Parcel Account #460-84064-0-0000
Case #260006

Dear Sir or Ms.:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on February 27, 2026. The hearing for the application is scheduled for **6:00 P.M. on Wednesday, April 1, 2026** at the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022. I offer the following comments on the application:

- Your application proposes the erection of a billboard with dynamic display sign on a 5.98-acre property containing residential dwelling units and a self-storage facility. The subject property is located in the (MU) Mixed Use District with public road access to Sheaffer Road and frontage along Route 283, a limited access highway.
- Note that the application references Zoning Ordinance sections within §135-133 for the special exception and variance requests. The correct references within the Sign Regulations portion of the Ordinance are §135-333. The legal notice, meeting agenda, and information below use the correct section references in §135-333.
- The application package contains multiple pictorial exhibits including aerial images and street view images from Route 283 to which the proposed billboard is adjacent. Therefore, no additional images are provided with this letter.
- You are seeking and have 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 requests have been made pursuant to Chapter 135:

  <u>Special Exceptions</u>

  (1) Chapter 135, Article XXIV, §135-333.C(8) – erection of a billboard

  (2) Chapter 135, Article XXIV, §135-333.C(9) – erection of a dynamic display sign

  <u>Variances</u>

  (3) Chapter 135, Article XXIV, §135-333.C(8)(a) – billboard size

  (4) Chapter 135, Article XXIV, §135-333.C(8)(g) – billboard height

  (5) Chapter 135, Article XXIV, §135-333.C(8)(h) – billboard setback

  (6) Chapter 135, Article XXIV, §135-333.C(9)(i) – dynamic display sign conformance with billboard requirements

General criteria for special exceptions and variances are found in §135-383 of the Zoning Ordinance. I have enclosed a copy of §135-383 for your use in preparing for the scheduled hearing. You should be prepared to testify specifically to the

general criteria for special exceptions as set forth in §135-383.B and variances as set forth in §135-383.C. Additionally, you may wish to have an attorney present at the hearing to present your case to the Mount Joy Township Zoning Hearing Board.

In the event the Mount Joy Township Zoning Hearing Board approves 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 obtain all applicable permits for the erection of the billboard and dynamic display sign.
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 April 1, 2026 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,

Justin S. Evans

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

Copy: LNC Outdoor LLC – First Class Mail
LK Storage LLC – First Class Mail
MJT Zoning Hearing Board
File

Enclosures