

RECEIVED

MAR 04 2026

ZHB Case # 260007

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: Hawthorne Electric, Inc. (c/o David Hawthorne)

Address: 1892 W. Main Street City/State/Zip: Mount Joy, PA 17552

Phone: 717-449-0254 Fax: _____

E-mail: hawdave@yahoo.com

2. Landowner Information (if different from the Applicant)

Name: _____

Address: _____ City/State/Zip: _____

Phone: _____ Fax: _____

E-mail: _____

3. Property Information

Property Address: 1892 W. Main Street

City/State/Zip: Mount Joy, PA 17552

Existing Use: Electrical Contractor Shop Proposed Use: Electrical Contrator Shop and
Parking and Access Drive for
MESA Sub-station

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

FOR TOWNSHIP USE ONLY

Date Application Received: 3/4/26

Date Application to be heard: 4/1/26

Tax Parcel #: 4161-82955-0-00000

Zoning District: C-2 General Commercial

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:

135-135.F(2) - lot coverage, 135-135.E(2) - parking side yard setback, and 135-135.E(3)(b) - parking rear yard setback

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

please refer to 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.):"

please refer to narrative

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 refer to narrative

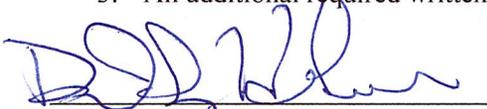
Explain how the granting of a variance will not be a substantial detriment to the public good or a substantial impairment of the intent and purpose of the Zoning Ordinance:

please refer to narrative

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

3/4/26
Date Signed

DAVID L. HAWTHORNE
Applicant's Name (Printed)

Landowner Sign (if different from Applicant)

Date Signed

Landowner's Name (Printed)

March 4, 2026

Zoning Hearing Board
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

Via hardcopy and digital: justin@mtjoytwp.org

RE: ZONING VARIANCE NARRATIVE
Hawthorne Electric
Mount Joy Township - Lancaster County, PA
HEI Job No. 251195-001

Dear Zoning Hearing Board Members:

Hawthorne Electric operates an electrical contracting business at 1892 W. Main Street, Mount Joy. The property is 0.726 acres and is located within the General Commercial (C2) Zoning District. The property has a number of existing non-conformities including lot coverage and parking setbacks.

David Hawthorne owns the property to the east, a vacant 0.645 acre lot with a PP&L Right-of-way. Mr. Hawthorne has agreed to sell this property to the Municipal Emergency Services Authority of Lancaster County (MESA) so that they can construct a sub-station with associated parking for ambulances and staff to serve the local area.

As shown on the attached plan, MESA will utilize the existing Hawthorne Electric access drive with a cross access easement to access the site. Due to an existing PP&L right of way, the space available for the sub-station is somewhat limited. While the proposed building is located entirely on the vacant lot, a portion of the parking area associated with the sub-station is located on the Hawthorne Electric lot. Municipal Service Uses are exempt from meeting the dimensional zoning requirements of the underlying ordinance, however, this plan creates the need for dimensional variances on the Hawthorne Electric site, as follows:

Section 135-135.F(2) – maximum lot coverage of 65%. The current lot coverage for the Hawthorne Electric lot is 85.4%, an existing non-conformity. The proposed layout will increase the lot coverage by 983 s.f. and will increase the lot coverage to 88.5%.

Section 135-135.E(2) – parking lots must be set back at least 15-ft from each side lot line unless shared. In this case, the parking spaces associated with the sub-station will straddle the common property line. These spaces are for use by MESA and will not be shared, therefore a variance is necessary.

Section 135-135.E(3)(b) - parking lots must be set back at least 15-ft from rear lot lines. As shown on the plan, the southernmost parking space and turning area are located within the 15-ft rear parking setback area.

In this case, the property has paved and gravel areas that extend to and over the southern and eastern property line in the area of the proposed encroachments, however they are not designated parking areas.

As noted earlier, the PP&L right-of-way limits the available area for the sub-station. In order to construct a facility of the appropriate size and provide the necessary parking, the parking areas must be located partially on the Hawthorne Electric property. Due to the PP&L Easement, there is no way to construct the sub-station and associated parking without the need for the requested variances. The location of the PP&L right-of-way is a condition that was not created by the applicant, and the requested relief represents the least modification possible. A stormwater management design has been prepared as part of the Land Development Plan, which has been submitted to the Township to manage the increased runoff from the additional impervious surface from both properties.

We also submit that not only will this project not result in any detriment to the surrounding neighborhood, but the proposed sub-station will also be of benefit to the Township and surrounding areas by enabling MESA to better respond to service calls.

Our submission consists of the following:

1. Six (6) copies of the Zoning Variance Narrative
2. Six (6) copies of the Application Form
3. Six (6) copies of the Adjoining Property Owner List
4. Six (6) copies of the GIS Aerial Exhibit
5. Six (6) copies of the Zoning Exhibit
6. Application Fee of \$750

We are requesting that the Zoning Hearing Board consider this application at their April 1, 2026 hearing. Please feel free to contact our office if you should need any additional information or if you should have any questions, comments, or concerns related to this application package.

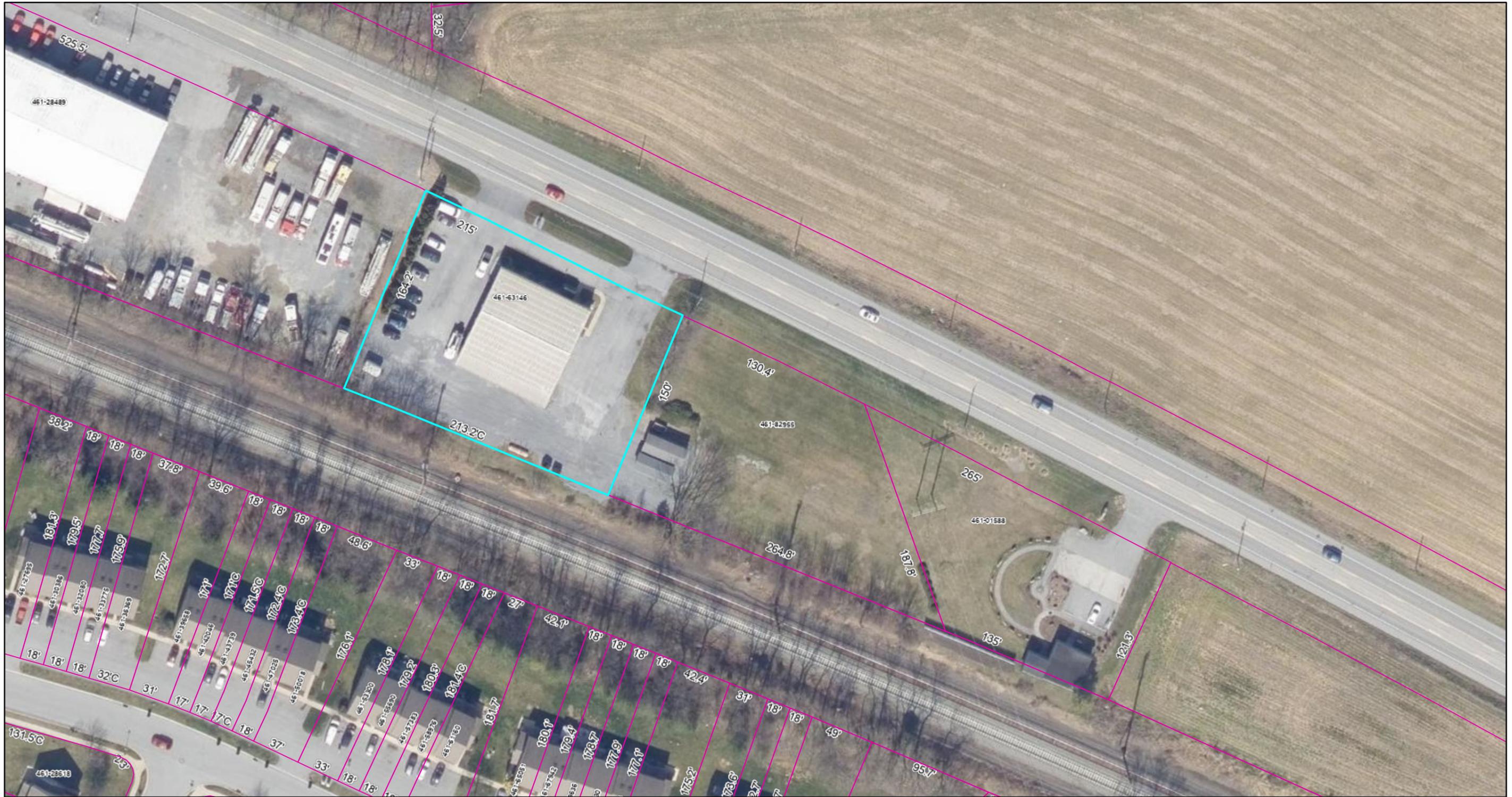
Sincerely,
HARBOR ENGINEERING, INC.



Steven P. Gergely, RLA

C: Mr. David Hawthorne – hawdave@yahoo.com (Digital)
Mr. Marc Hershey - MESA mhershey@mesalancasterpa.gov (Digital)
Digital File

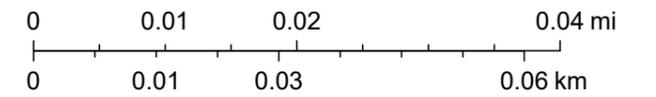
LanCo View Parcel Map



3/3/2026, 2:05:31 PM

Properties

1:1,128



Lancaster County 2024 photos, Dauphin County, York County Planning Commission, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

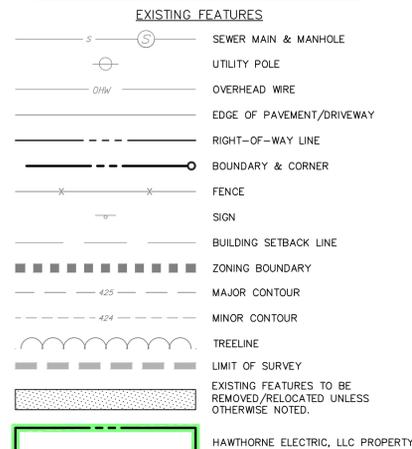
NOTES:

- SURVEY NOTES:**
- A PARTIAL TOPOGRAPHIC SURVEY IS BASED ON A SURVEY EXECUTED BY TRIMBLE SURVEYORS, LLC (250 S. SPRUCE STREET, LITITZ PA 17543, PHONE: 717-626-0028) PERFORMED IN NOVEMBER AND DECEMBER, 2025. ADDITIONAL SITE FEATURES AND TOPOGRAPHY TAKEN FROM LANCASTER COUNTY GIS DATA, LIDAR DATA, AND FIELD OBSERVATION.
 - PROPERTY BEARINGS ARE BASED ON SUBDIVISION PLAN J-72, PAGE 56, LOT 1 & SUBDIVISION PLAN J-75, PAGE 55, LOT 3 AND ARE NOT ORIENTED TO THE STATE PLANE COORDINATE SYSTEM.
 - SITE BENCHMARK: MAG NAIL WEST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, 20' SOUTH OF THE WHITE LINE FOR THE EAST BOUND LANE OF ROUTE 230 AND 58.5 FEET WEST OF PPL POLE #33428 S29917.3. ELEVATION = 418.32. DATUM: NAVD 1988.
 - HORIZONTAL DATUM IS NORTH AMERICAN DATUM 1983 (NAD83) STATE PLANE COORDINATES (SOUTH ZONE).
 - UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION. PA ONE CALL UTILITY MARKINGS AND THE BEST AVAILABLE PLAN INFORMATION. THE LOCATIONS ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION, EXCAVATION OR BLASTING. TRIMBLE SURVEYORS, LLC ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED AS A RESULT OF THE UTILITIES OMITTED OR INACCURATELY SHOWN. THREE MANHOLES ARE LOCATED ON THE WESTERN ADJOINING PROPERTY NEAR THE RAILROAD TRACKS. THE MANHOLES APPEAR TO BE RELATED TO AN UNDERGROUND SEPTIC SYSTEM, HOWEVER NO VISIBLE EVIDENCE IS PRESENT TO DETERMINE THE EXTENT OR LOCATION OF POSSIBLE UNDERGROUND FACILITIES OR STRUCTURES RELATED TO THE MANHOLES.
 - REFERENCE PLANS:
 - FINAL PLAN FOR JOHN K. & ETHEL P. KREIDER, HENRY L. & EDNA F. KREIDER AND ROY J. & LOIS JEAN PETERMAN* PREPARED BY D.C. GOHN DATED MARCH 9, 1978, LAST REVISED AUGUST 11, 1978 AND RECORDED ON AUGUST 24, 1978 AS SUBDIVISION PLAN BOOK J-109, PAGE 15.
 - PENNDOT HIGHWAY PLAN ENTITLED DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT-OF-WAY, ROUTE NO. 129, SECTION NO. 3, STA. 174+77 TO STA. 370+78 APPROVED MAY 25, 1936.
 - PER REFERENCE PLAN #1, THE PENNSYLVANIA POWER & LIGHT CO. (PPL&L) RIGHT-OF-WAY AS STATED IN DEED BOOK O, VOLUME 33, PAGE 237 DOES NOT SPECIFY A RIGHT-OF-WAY WIDTH. THE WIDTHS FOR EXISTING AND FUTURE PPL&L FACILITIES WERE OBTAINED FROM PPL&L OFFICIALS AT THE TIME OF THE PREPARATION OF REFERENCE PLAN #1.

- WETLAND NOTE:**
- BASED UPON INFORMATION ON THE NATIONAL WETLANDS INVENTORY WEBSITE, THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY.

- FLOOD PLAIN NOTE:**
- THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #42071C0118F DATED APRIL 5, 2016.

LEGEND



SITE DATA

1892 WEST MAIN STREET
 ELECTRICAL CONTRACTOR
 ELECTRICAL CONTRACTOR

EXISTING LAND USE:
 PROPOSED LAND USE:

TOTAL LOT AREA:
 ±33,921 SF (±31,621 SF NET)
 ±0.779 AC (±0.726 AC NET)

EXISTING BUILDING COVERAGE:
 PROPOSED BUILDING COVERAGE:
 18.7%± (5,916 SF / 31,621 SF)
 18.7%± (5,916 SF / 31,621 SF)

EXISTING LOT COVERAGE:
 PROPOSED LOT COVERAGE:
 85.4%± (26,996 SF / 31,621 SF)
 88.5%± (27,979 SF / 31,621 SF)

PROPOSED WATER SERVICE:
 ON-LOT WELL

PROPOSED SEWER SERVICE:
 PUBLIC

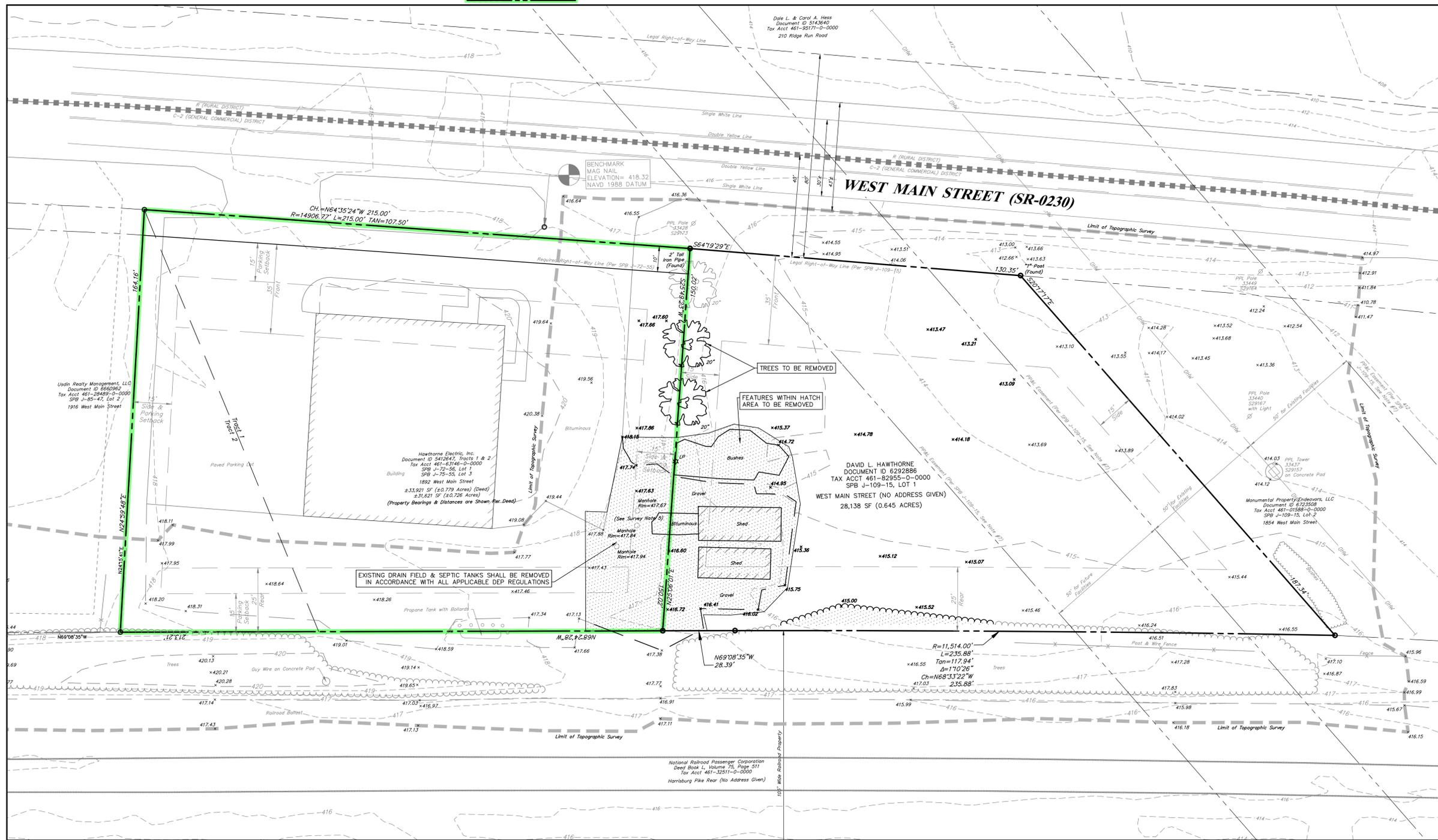
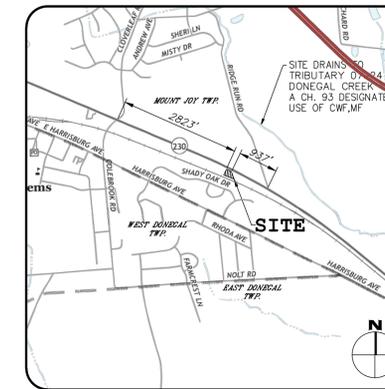
ZONING DATA

ZONING DISTRICT:
 MIN. LOT SIZE:
 MIN. LOT WIDTH:
 MIN. LOT DEPTH:
 MIN. FRONT YARD:
 MIN. SIDE YARD:
 MIN. REAR YARD:
 MAX. BUILDING COVERAGE:
 MAX. LOT COVERAGE:
 MAX. BUILDING HEIGHT:

GENERAL COMMERCIAL DISTRICT (C2)
 10,000 SF
 75 FT
 100 FT
 35 FT (15 FT PARKING)
 15 FT (BUILDING & PARKING)
 25 FT (15 FT PARKING)
 50%
 65%
 40 FT

OWNER OF RECORD / SOURCE OF TITLE

PROPERTY ADDRESS: 1892 WEST MAIN STREET
 DAVID L. HAWTHORNE
 1892 WEST MAIN STREET, MOUNT JOY, PA 17552
 TAX ACCOUNT NO.: 461-63146-0-000
 DOCUMENT ID: 5412647
 PLAN REFERENCE: J-72-56, LOT 1
 J-75-55, LOT 3



HARBOR ENGINEERING
 HARBOR ENGINEERING, INC.
 1400 W. MARKET STREET
 MOUNT JOY, PA 17552
 PHONE: (717) 666-0000
 FAX: (717) 666-0001
 CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE

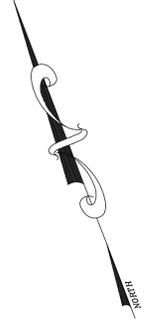
CLIENT:
 HAWTHORNE ELECTRIC, LLC
 660 W. HAWTHORNE
 1892 WEST MAIN STREET
 MOUNT JOY, PA 17552
 (717) 449-0254

PROJECT TITLE:
 ZONING EXHIBIT FOR HAWTHORNE ELECTRIC, LLC

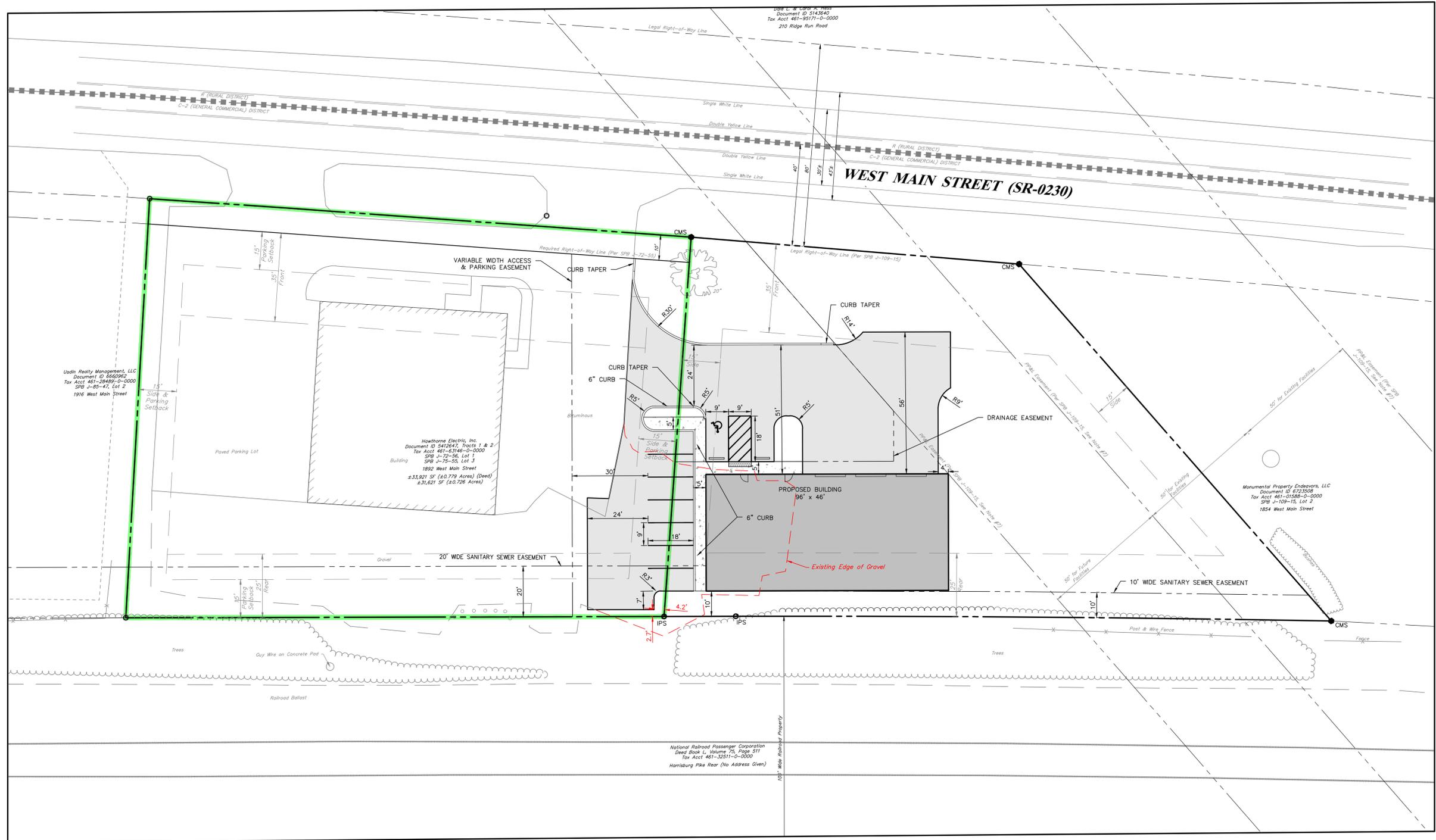
SHEET TITLE:
 EXISTING SITE PLAN

SCALE:
 1" = 20'

DRAWN BY: BRK
CHECKED BY: SPG
DATE: MARCH 4, 2026
PROJECT NO.: 251195-001
SHEET: 1 OF 2



LEGEND	
PROPOSED FEATURES	
	EDGE OF PAVEMENT/DRIVEWAY
	SIGN
	BUILDING SETBACK LINE
	LOT LINE AND MARKER
	IPS (IRON PIN TO BE SET)
	CMS (CONCRETE MONUMENT TO BE SET)
	CONCRETE
	FULL DEPTH ON-SITE PAVING
	EDGE OF TREELINE
	HAWTHORNE ELECTRIC, LLC PROPERTY



HARBOR ENGINEERING
 HARBOR ENGINEERING, INC.
 4100 MARKET STREET
 MOUNTAIN VIEW, PA 19063
 PHONE: (717) 666-0000
 FAX: (717) 666-0001
 CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE

NO	BY	DATE	REVISION

CLIENT
HAWTHORNE ELECTRIC, LLC
 666 DAVID HAWTHORNE
 100 WEST MAIN STREET
 MOUNT JOY, PA 17552
 (717) 449-0254

PROJECT TITLE
ZONING EXHIBIT
 FOR
HAWTHORNE ELECTRIC, LLC
 MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

SHEET TITLE
PROPOSED SITE PLAN

SEAL

DRAWN BY: BRK CHECKED BY: SPG
 DATE: MARCH 4, 2026
 PROJECT NO.: **251195-001**
 SHEET: **2** OF **2**



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 0778 86

Certified Mail # 9407 1118 9876 5431 0777 94

Hawthorne Electric, Inc.
c/o David Hawthorne
1892 West Main Street
Mount Joy, PA 17552

David L. Hawthorne
4750 Bossler Road
Elizabethtown, PA 17022

Re: Proposed Construction of an Ambulance Service Substation
Property Located at 1892 West Main Street, Mount Joy, PA 17552
Tax Parcel Account #461-82955-0-0000 & #461-63146-0-0000
Case #260007

Dear Mr. Hawthorne:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on March 4, 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 construction of a Municipal Emergency Services Authority of Lancaster County (MESA) ambulance service substation on the subject property, specifically the 0.71-acre unimproved lot identified as Tax Account #461-82955-0-0000. Improvements related to the proposed facility will extend onto the 0.77-acre Hawthorne Electric property identified as Tax Account #461-63146-0-0000. Both lots are located within the (C-2) General Commercial District.
- MESA's ambulance substation falls under the Zoning Ordinance's definition of a "municipal use" and is therefore subject to the municipal exemption found in §135-312. However, the exemptions from lot coverage and setbacks do not apply to the lot already developed with the Hawthorne Electric business. This application requests variance relief for the aspects of the MESA facility that overflow onto the Hawthorne Electric lot.
- The application package contains an aerial image and site plan for the proposed construction. A Google Street View image from the West Main Street frontage is attached to this letter as Exhibit T-1.
- 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:

Variances

- (1) Chapter 135, Article XIV, §135-135.F(2) – maximum impervious coverage
- (2) Chapter 135, Article XIV, §135-135.E(2) – side yard setback
- (3) Chapter 135, Article XIV, §135-135.E(3)(b) – rear yard setback

General criteria for variances are found in §135-383.C 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 Land Development Plan approval from the Mount Joy Township Planning Commission.
3. Applicant shall obtain all applicable permits pertaining to construction of the facility.
4. 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, AICP
Assistant Zoning Officer
Mount Joy Township

Copy: Hawthorne Electric, Inc., c/o David Hawthorne – First Class Mail
David L. Hawthorne – First Class Mail
Steven P. Gergely, RLA – via email
MJT Zoning Hearing Board
File

Enclosures

