10-25-2022

To: Mount Joy Township Zoning Board

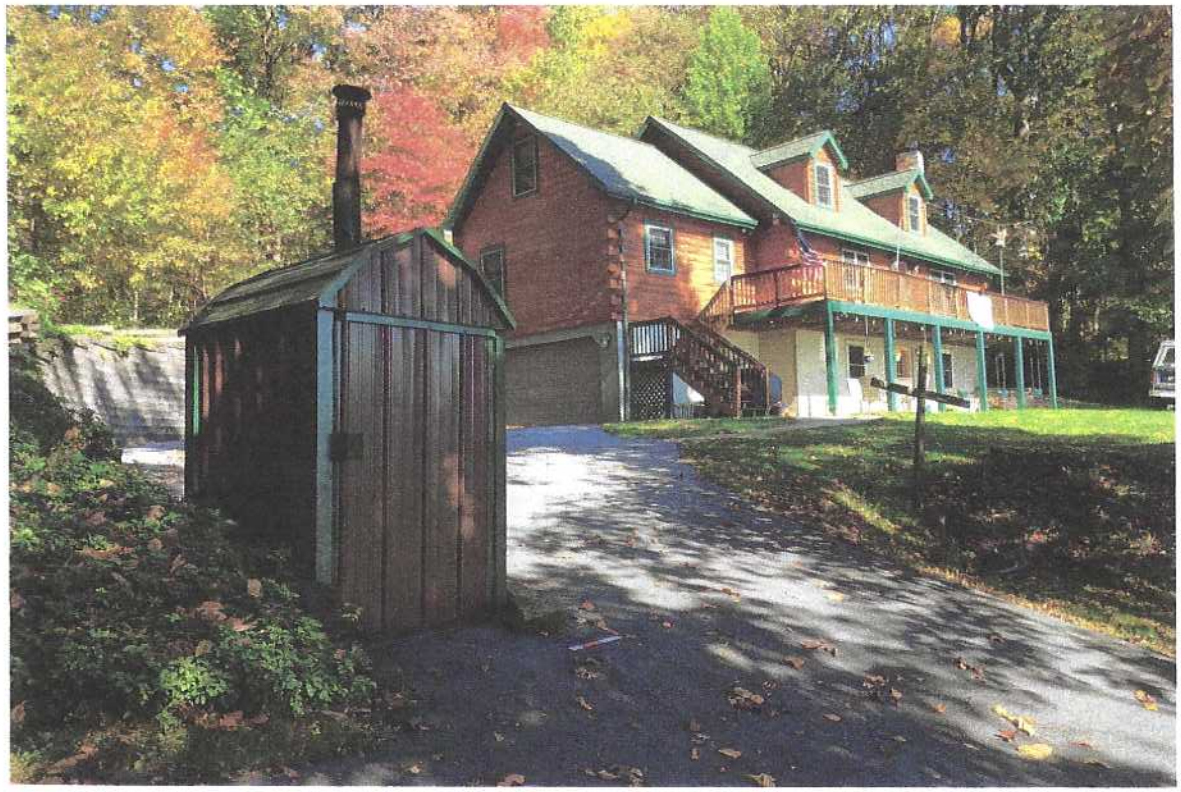
Applicant: Tom Miller - 2116 East Rd
Property

Subject: Variance Request Section 135-313 E
Outdoor Hydronic Heater

I reached out to neighbors and received their acceptance.

We also received the OK from our insurance company Erie.

Thank you for your consideration.



ZHB Case #_____

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: THOMAS O. MILLER

Address: 2116 CAMP ROAD City/State/Zip: MANHEIM PA 17545

Phone: 717 823 8802 Fax: _____

E-mail: tomandcorinne16@gmail.com

2. Landowner Information (if different from the Applicant)

Name: APPLICANT IS LANDOWNER

Address: _____ City/State/Zip: _____

Phone: _____ Fax: _____

E-mail: _____

3. Property Information

Property Address: 2116 CAMP ROAD

City/State/Zip: MANHEIM (MT. JOY TWP.) / PA / 17545

Existing Use: PRIMARY RESIDENCE Proposed Use: SAME

Total Property Area (Sq. Ft. or Acres): 2.6 ACRES

FOR TOWNSHIP USE ONLY

Date Application Received: _____

Date Application to be heard: _____

Tax Parcel #: _____

Zoning District: _____

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:

142' FROM OUTDOOR STORAGE TO FRONT ROADWAY R.O.W.

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: {2} 2.6 ACRES VS 3 AC SECTION 135-313 E
Ba. & Bb. + 9

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

PROPERTY LESS THAN 3 ACRES. {2.6 ACRES}
OUTDOOR FURNACE LOCATED 142' FROM R-O-W
AND 115' FROM EAST SIDE PROPERTY LINE {135' to Res. Prop.}
HOME 76 EAST 226' FROM OUTDOOR FURNACE
" " SOUTH 332'
" " NORTH 352'

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.):"

SIZE AND SHAPE OF LOT

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:

UNABLE TO RELOCATE OUTDOOR FURNACE

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:

THE APPLICANT REACHED OUT TO NEIGHBORS AND RECEIVED CONFORMATION THAT IS NOT A DETRIMENT TO THEM.

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.

Thomas O Miller — 10-23-2026

Applicant Signature — Date Signed

THOMAS O. MILLER

Applicant's Name (Printed)

Landowner Sign (if different from Applicant) — Date Signed

Landowner's Name (Printed)



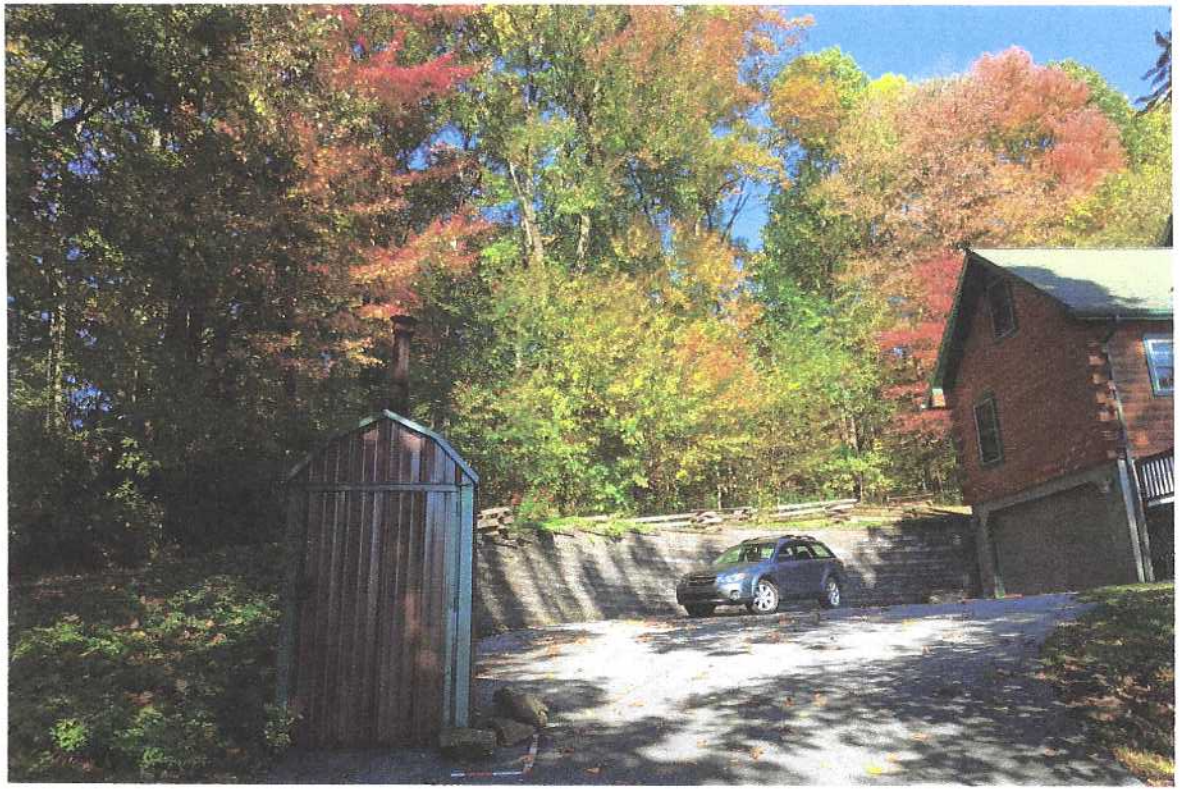
Looking East



Looking South



Looking West



Looking North

Gmail

Tom and Corinne Miller <tomandcorinne16@gmail.com>

Woodstove guidelines

1 message

Rhonda Martin <RMartin@lehmanins.com>
To: Tom and Corinne Miller <tomandcorinne16@gmail.com>

Wed, Oct 28, 2026 at 9:16 AM

See the guidelines that Goodville has for outdoor woodstoves. You're current stove has been installed according to these guidelines.

Here are our guidelines that are out on GBiz for outdoor stoves.

maintained. HO 0002 only;

- properties with any outdoor furnace/stove must be a minimum of 25 feet from any building and must meet manufacturer's installation guidelines. Chimney must be 2 feet higher than the highest roof peak or have a spark arrester. Photos are required;
- premises with a greenhouse or solarium attached to the home, and greenhouses that are a separate

Thanks,

Rhonda

Lehman Insurance
(717) 733-2050
www.lehmanins.com
1686 W. Main St.
Ephrata, PA 17522

Rhonda Martin
Personal Lines Manager
CIC, CISR
rmartin@lehmanins.com



Auto Home Business Farm Church

Disclaimer: The information in this transmission is privileged and confidential, meant only for the individual or entity named above. If you've received this message in error, please accept our apologies. We kindly ask that you refrain from reading it and notify the sender immediately, then delete the message. Please avoid sharing, distributing, or copying this information. Please remember that requested coverage isn't added, deleted, changed, or bound until confirmed by the appropriate provider. This includes any request made by phone, fax, email, verbally, in writing, or any other form. Thank you for your understanding and cooperation.

Gmail

Tom and Corinne Miller <tomandcorinne16@gmail.com>

Specs on the FLRH-185 COAL boiler.

1 message

Ben Jumper <benj@outdoorwoodfurnaceboiler.com> Thu, Oct 29, 2026 at 2:39 PM
To: Tom and Corinne Miller <tomandcorinne16@gmail.com>, Ben Jumper <benj@outdoorwoodfurnaceboiler.com>

Hyprotherm FLRH-185 Retail: $8,197
Water Capacity; 185 gallon
Water Jacket Thickness Bottom; 3/8"
Water Jacket Thickness Sides and Top; 3/16"
Firebox Capacity; 19.77 cubic feet
Firebox Dimensions; 3/8" thick @ 33.5"L x 31-3/4"W x 31-3/4"H
Overall Dimensions: 70" x 4f6" x 87"
Shipping Weight: 2,040 lbs Approx
Fuel Door; 24" x 24"
Grate System; Flat 1 inch thick solid steel COAL grates.
Ash Cleanout: Removable Ash Pan
BTUs; 207,293 @ 180 degree
Heatable Area; 5,182 sq ft Approx

We build coal furnaces instead of wood furnaces because when there was a meeting in PA with dealers and the agency that controls emissions, they said that coal furnaces were exempt because they were not wood burning.

Your town may have their own specific regulations that are different....

Your new quote for rust blocker is $468.64 if you mail a check.

If you use a credit/debit card it is higher due to the bank fees. That amount is $482.69.

The check is made out and mailed to:

Blue Ridge Mountain LLC
109 Davidson Gap Road
Leicester, NC 28748

Best regards,

Ben

828-683-0025 9 AM - 9 PM ET, **6 days a week**

John 16:9 ***The world's sin is that it refuses to believe in me [Jesus].***

17:3 ***And this is the way to have eternal life—to know you, the only true God, and Jesus Christ, the one you sent to earth.***

New Living Translation (NLT - The closest to the original Greek/Hebrew)

image supply, inc.

(910) 738-1166 Ext 110, (800) 672-8251, Fax (910) 738-1488
5081 Dawn Dr, Lumberton North Carolina 28360
P.O. 1108, Lumberton North Carolina 28359

www.imagesupplyinc.com
waterresults@imagesupplyinc.com

Test Result# **1988**

TOM MILLER
2116 CAMP ROAD

MANHEIM PA 17545

11/24/2025

TOM MILLER

We have received your water sample from furnace Serial# FLRH-185
and have completed a three step test.

Results:

Test Performed	*Acceptable Range*	*Results*
Conductivity	10 Maximum	3.12
PH Level	9.5 to 14	9.54
Nitrite	1000 PPM to 4000 Maximum	1400

Recommendations:

Your sample test results show good and no further action is needed. Your next sample should be sent in one year from now.

Tested By BRITT

image supply, inc.

(910) 738-1166 Ext 110, (800) 672-8251, Fax (910) 738-1488
5081 Dawn Dr, Lumberton North Carolina 28360
P.O. 1108, Lumberton North Carolina 28359

www.imagesupplyinc.com
waterresults@imagesupplyinc.com

Test Result# 2042

TOM MILLER
2116 CAMP ROAD

MANHEIM PA 17545

10/26/2026

TOM MILLER

We have received your water sample from furnace Serial# FLRH-185
and have completed a three step test.

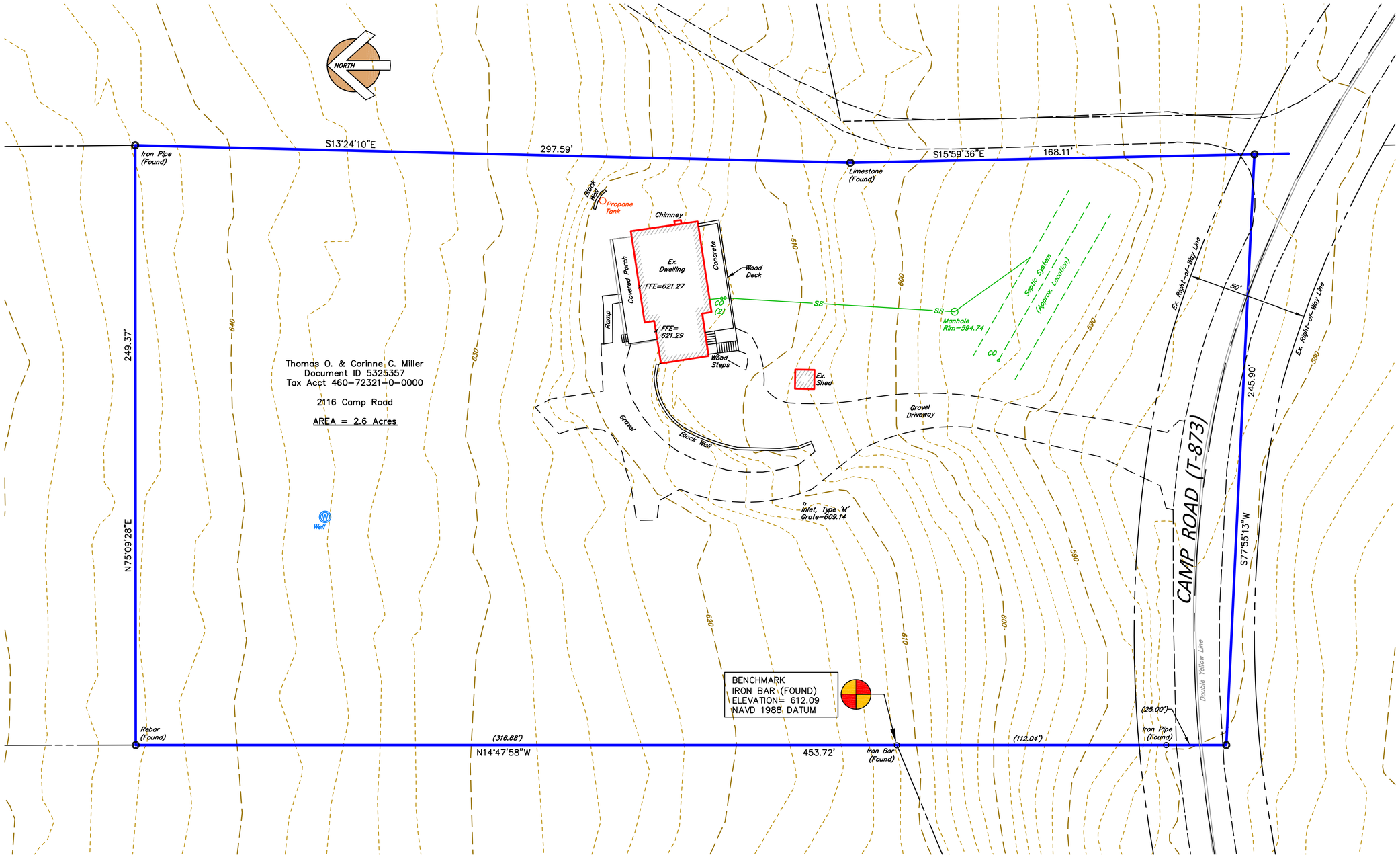
Results:

Test Performed	Acceptable Range	Results
Conductivity	10 Maximum	2.8
PH Level	9.5 to 14	8.4
Nitrite	1000 PPM to 4000 Maximum	900

Recommendations:

Your Nitrite level is 900 ppm and is the minimum recommended. Please add 1/4 gallon of Control Chemical. Your next sample should be sent to us one year from now.

Tested By BRITT



LEGEND:

- 610 — Contour
- MH Manhole (Sanitary)
- Edge of Macadam
- Concrete Curb
- Storm Line
- —x— Fence
- Benchmark

TRIMBLE SURVEYORS LLC
250 S. Spruce Street, Lititz, PA 17543
(717) 626-0028
email: office@trimblesurveyors.com

CHECKED BY: J A B	DATE: 06 / 14 / 21	SCALE: 1" = 30' (0, 15, 30, 60)	
PARTY CHIEF: M S G	DRAWN BY: B T W	SHEET NO. 1 OF 1	DRAWING NO. 21188

BOUNDARY SURVEY PLAN

FOR

THOMAS O. & CORINNE C. MILLER

SITUATE IN

MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PA

NOTES :

1. The boundary survey is based on a survey executed by Trimble Surveyors, LLC performed on June 9, 2021.
2. This property was surveyed using the current deed or deeds of records and without the benefit of a title search.
3. Site Benchmark: Iron Bar (Found) on the northern side of Camp Road (T-873).
   Elevation = 612.09
   Datum: NAVD 1988
4. Horizontal Datum is North American Datum 1983 (NAD83) State Plane Coordinates (South Zone) Established by GPS Static Session and Submitted to NGS Opus Solution.
5. 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 admitted or inaccurately shown.

OWNER / SITE ADDRESS :

Thomas O. & Corinne C. Miller
2116 Camp Road
Manheim, PA 17545

SOURCE OF TITLE :

Docment ID	5325357
Tax Account	460-72321-0-0000

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY A. BOWLBY
LAND SURVEYOR SU075389

I hereby certify that this survey and plan are true and correct to the best of my knowledge.

06/14/2021
Date

Jeffrey A. Bowlby, P.L.S.

MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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

November 4, 2026

Certified Mail # 9407 1118 9876 5596 9807 31

Thomas O. Miller
2116 Camp Road
Manheim, PA 17545

Re: Proposed Outdoor Hydronic Heater (Furnace)
Property Located at 2116 Camp Road, Manheim, PA 17545
Tax Parcel Account #460-72321-0-0000
Case #260016

Dear Mr. Miller:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on October 28, 2026. The hearing for the application is scheduled for **6:00 P.M. on Wednesday, December 2, 2026** at the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022. I offer the following comments on the application:

- You installed an outdoor hydronic heater (furnace) on the 2.51-acre subject property located in the (A) Agricultural District, then contacted the Township to obtain permits. During that process, it was determined that the proposal does not meet several Zoning Ordinance standards for the use.
- 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 variance requests have been made pursuant to Chapter 135:
  (1) Chapter 135, Article XXIII, §135-313.E(1) – minimum lot size
  (2) Chapter 135, Article XXIII, §135-313.E(8)(a) – side and rear setbacks
  (3) Chapter 135, Article XXIII, §135-313.E(8)(b) – front yard setback
  (4) Chapter 135, Article XXIII, §135-313.E(9) – chimney stack height

General criteria for variances are found in §135-383.C of the Zoning Ordinance. A copy of §135-383.C is enclosed for your preparation for the meeting. 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 a Zoning Permit and a UCC Permit for the outdoor hydronic heater.
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 December 2, 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: Thomas O. Miller – First Class Mail
MJT Zoning Hearing Board
File

Enclosures