

**Agenda**  
**Mount Joy Borough**  
**Zoning Hearing Board**  
**7:00PM, Wednesday, February 22<sup>nd</sup> 2023**

A. Call to Order:

B. Roll Call:

\_\_\_\_ Robert Marker (Chairperson) \_\_\_\_ George Leyh (Vice Chairperson)

\_\_\_\_ Ned Sterling (Secretary) \_\_\_\_ Michael Melhorn

C. Approval of Minutes:

Consider motion to approve the January 25, 2023, Zoning Hearing Board Minutes

D. Review of Procedures:

E. Presentation of Case(s):

Case 23-01 Applicant: Bob Melhorn

Address: 114 S Market Ave / Parcel: 450-86435-0-0000

Seeking Variance To: 270 Attachment 2 Table of Permitted Uses: Primarily Nonresidential

Districts Footnote 1 –

*“Provided that a permitted principal commercial use occupies the majority of the street-level fronting a public street. In addition, in the NC District, apartments shall be limited to within buildings that existing prior to the adoption of this chapter. In the NC District, there shall be a maximum of 2 dwelling units on each lot.”*

Case 23-02 Applicant: Dean Hertzler

Address: Pink Alley Lots 2 & 3 / Parcel(s) 450-12981-0-0000 , 450-17562-0-0000

Seeking Variance To: 270-111 A Street Frontage, Number of usus or buildings, Minimum size of Dwellings –

*“Frontage required onto improved street. Each proposed new lot, each land development and each proposed principal building shall be on a lot which directly abuts a public street, a street proposed to be dedicated to the Borough by the subdivision plan which created or creates such lot, or a private street which meets all of the requirements of Chapter [240](#), Subdivision and Land Development. In the case of townhouses, manufactured/mobile home parks or apartments, each unit may have access onto a parking court, which then has access onto a public or private street meeting Borough standards.”*

F. Next Meeting:

Next meeting will be held Wednesday, March 22, 2023, at 7:00PM provided there is a case to be heard.

G. Adjournment: