GREAT VALLEY CONSULTANTS
75 COMMERCE DRIVE ♦ WYOMISSING, PA 19610-3323
PHONE: (610) 375-8822
1-800-733-4821
FAX: (610) 375-8977

October 13, 2015

John and Violet Templin
11 Villa Circle
Blandon, PA 19510

Re: Maidencreek Township
Zoning Permit Application
GVC No. 3026-007

Dear Mr. and Mrs. Templin:

Great Valley Consultants (GVC) is the Building Code Official and the Zoning Officer for the Township of Maidencreek.

We have received your Zoning Permit Application requesting an accessory structure at 11 Villa Circle. **The Zoning Permit is "Denied".** The setback for a dwelling with a well or an on-site septic system is twenty-five (25') feet minimum for a side yard per the Maidencreek Zoning Ordinance Article VI, Section 200-23(5), and Article XV, Section 220-57 which states that no accessory structures shall be erected in any required front or side yard.

To proceed with this accessory structure, you will have to apply for a variance with the Maidencreek Township Zoning Hearing Board.

We note that you have the right to appeal this determination to the Zoning Hearing Board. If you choose to appeal, you need to notify the Township. The application for this appeal and the associated filing fee is to be submitted to the Township within thirty (30) days of the receipt of this Notice.

Please feel free to call this office with any questions.

Sincerely,

TERRENCE J. NAUGLE, RA
Zoning Officer / Building Code Official

TJN:emm
cc: Ms. Diane Hollenbach, Township Manager

printed on recycled paper

Municipality: Maidencreek Township County: Berks Permit No: _____

ZONING PERMIT APPLICATION

A. LOCATION AND OWNERSHIP OF PROPOSED WORK OR IMPROVEMENT

Street and Number: 11 VILLA CIRCLE RD.

Deed Owner(s)Name&Address JOHN + VIOLET TEMPLIN / 11 VILLA CIRCLE RD. BLANDON, PA 19510

Applicant(s)Name&Address JOSH TEMPLIN 11 VILLA CIRCLE RD BLANDON, PA 19510

Phone Number 610 926 4227 Cell Phone Number 484 269 8333

Zoning District (as shown on Zoning Map): R-2

Present Tenant: VIOLET + JOSH TEMPLIN

B. PRESENT USE OF LAND ✓ Residential ___ Commercial

Present use of structure: STORAGE

Number of Families: 1

Present Building (Description): SHED 10'x 16'

Present Use of Land: RESIDENTIAL

Is any portion of the property located in a FEMA Flood Plain? ___ Yes ✓ No

Is the site located within a Historic District? ___ Yes ✓ No

C. PROPOSED WORK OR IMPROVEMENT (check one)

___ New Construction ___ Addition ___ Interior Alteration ___ Exterior Alteration

___ Fence ✓ Accessory Structure ___ Deck Cost of Construction $ 7,500

___ Sign (Drawing of sign must be submitted with this application)

___ Change in Use Present Use _____ Proposed Use _____

Describe proposed work: REPLACING PRESENT STORAGE SHED WITH NEW

Is the proposed structure or use located in FEMA designated flood plain ___ Yes ✓ No

D. PROJECT DIMENSIONS

PLOT DIMENSIONS		SETBACKS		DIMENSIONS	
Frontage	ft.	Front 68	ft.	Width 18	ft.
Depth	ft.	Side A 15	ft.	Depth 24	ft.
Area	sq. ft.	Side B 85	ft.	Height 8	ft.
Irregular plot		Rear 300	ft.	Stories 1	

SIGNAGE:

Type: _____

Number: _____ Size: _____ sq. ft.

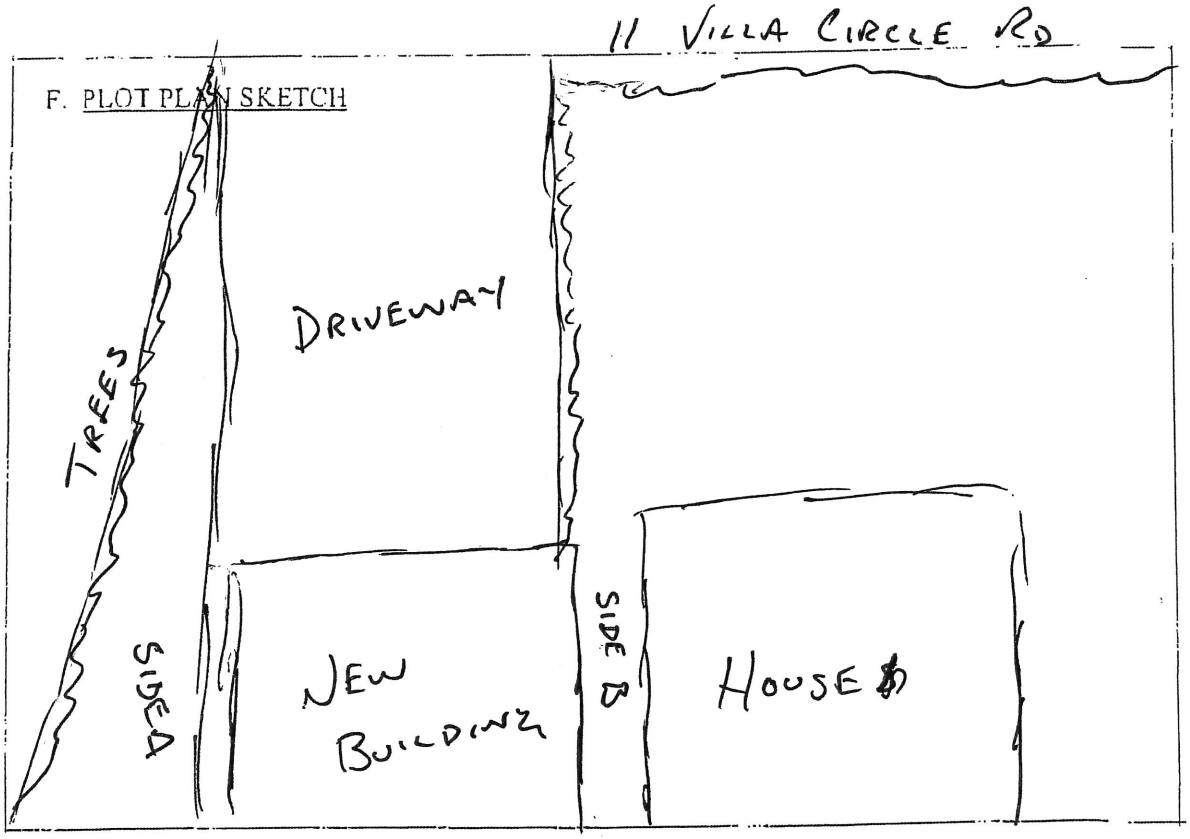
E. APPLICATION

Application is hereby made for a permit to erect or alter a structure which shall be located as shown on diagram on reverse side of this sheet and/or to use the premises for the purposes described herewith. The information which follows, together with local diagram, is made part of this application by the undersigned. It is understood and agreed by this applicant that any error, misstatement or misrepresentation of material fact, either with or without intention on the part of this applicant, may cause refusal of this application, or any change in the location, size or use of structure or land made subsequent to the issuance of this permit, without the approval of the Zoning Officer, shall constitute sufficient grounds for the revocation of permit.

Applicant's Signature JM T/R Date 10-8-15

Owner, Lessee or authorized agent for owner of subject property Violet Templin 10-8-15

F. PLOT PLAN SKETCH



Note: The property owner and applicant assumes the responsibility of locating all property lines, easements, rights-of-way, flood areas, etc. Property owner and applicant shall not construct or erect structures or encroach into the Municipality's right-of-ways.

G. APPLICATION AND DATES OF ACTION TAKEN (OFFICIAL USE ONLY)

Application approved: ___Yes No. X [signature] 10/13/15

Zoning Official Signature Date

If denied, Reason for Denial of Application: Sec 200-23(5) and Sec 220-57

NOTE: The applicant has the right to appeal the denial of this application to the Municipality's Zoning Hearing Board within 30 days from the date of denial pursuant to procedures set forth in the Pennsylvania Municipalities Planning Code, as amended.

Applied to Zoning Hearing Board:_____Date:_____Appeal___Yes ___No

Board's Decision: ___Granted ___Denied Date: _____

Order: _____

Please note: all applications are to be submitted to and all inspections are to be called into Maidencreek Township Office at the address and phone number listed below.

Maidencreek Township
1 Quarry Road
P.O. Box 319
Blandon, PA 19510
Phone (610) 926-4920
Fax (610) 926-6314

Great Valley Consultants
75 Commerce Drive
Wyomissing, PA 19610
Phone 610-375-8822
Fax 610-375-8977

MAIDENCREEK TOWNSHIP ZONING HEARING BOARD

NOTICE OF APPEAL OR APPLICATION
(To be filed in triplicate with plot plan attached.)

APPEAL NO. _____

Name of Property Owner JOHN + VIOLET TEMPLIN

Name of Applicant JOSH + VIOLET TEMPLIN (610-926-4727/484-269-8333

Location of Property 11 VILLA CIRCLE RD. BLANDON PA 19510

Address of Applicant 11 VILLA CIRCLE RD. BLANDON PA 19510

Interest of Applicant in property if not owner (agent, lessee, equitable, etc.) _____

Attorney (if any) _____

1. Application relates to:

Use ( ) Lot Area ( ) Yards ( ) Height ( ) Existing Building ( )
Proposed Building (✓) Area Classification ( )
Other ( ) _____

2. Description of Real Property and Location: 1/2 ACRE, RESIDENTIAL, R-2
15ft ROUND PAVER PATIO, 16x10 SHED, 16x24 SHED, 24ft x 12ft DECK

(a) Lot Size
(b) Present Use
(c) Present Zoning Classification
(d) Present Existing Improvements

3. Date Building Inspector or Zoning Officer made his determination 10/13/15

Statement of alleged error or Building or Zoning Officer THE SET BACK FOR A DWELLING WITH AN ONSITE SEPTIC SYSTEM IS 25' MINIMUM FOR A SIDE YARD PER THE MAIDENCREEK ZONING ORDINANCE ARTICLE VI, SECTION 200-23(5), AND ARTICLE XV, SECTION 220-57

4. Action desired by applicant TO GET A VARIANCE TO PUT UP A GARAGE REPLACING A 16ft x 24ft SHED WHICH WILL BE 15ft FROM PROPERTY LINE THAT REQUIRES 25ft SETBACK

5. Reasons applicant believes the Board should approve the desired action (ei. To section or sections of the ordinance under which you believe the desired action may be allowed, and note specifically whether or not a hardship is being claimed) MY HARDSHIP IS THERE'S NO WHERE ELSE TO PUT A GARAGE

6. Has a previous appeal been filed in connection with these premises? NO

7. List names and addresses of all adjoining property owners and all property owners and/or residents within 1000 feet of the location of applicant's property.

8. Attach 3 scale copies of a plot plan of the real estate affected and in question here, indicating its location, North point, scale, adjoining owners, distances, lot size, size and location of improvements now existing and the size and location of proposed improvements, show site location insert, and indicate any other changes desired or information required by the Zoning Hearing Board.

9. The undersigned being the legal or equitable owner of certain real estate, which is the subject of a zoning application which is being submitted to the Township of Maidencreek simultaneously herewith, in consideration of the Township of Maidencreek processing the aforesaid plan, agree to pay to the aforesaid Township, within thirty (30) days from the date of the Township invoice, all costs that the Township has incurred, in processing the said zoning application.

I hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my knowledge, information and belief.

Date 11/5/15

[signature] / Violet Templin
Applicant

Witness:

THIS APPLICATION MUST BE ACCOMPANIED WITH A CHECK IN THE AMOUNT OF $ _____
MADE PAYABLE TO: MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS.

Addresses within 1,000ft of 11 Villa Circle

1 Villa Circle
Blandon, PA 19510

Jonathan Connibeer
7 Villa Circle
Blandon, PA 19510

Daniel Woellmer
13 Villa Circle
Blandon, PA 19510

Gene Rothermel
17 Villa Circle
Blandon, PA 19510

Denis Hermansader
23 Villa Circle
Blandon, PA 19510

Tracy Folke
25 Villa Circle
Blandon, PA 19510

Edward and Romaine Knarr
503 Guldin Road
Blandon, PA 19510

Kurt and Karen Geiringer
507 Guldin Road
Blandon, PA 19510

Meghan and John Hartz
515 Guldin Road
Blandon, PA 19510

Gerald and Barbara Burkert
523 Guldin Road
Blandon, PA 19510

Sherrie and Robert Bulles
527 Guldin Road
Blandon, PA 19510

Jeffrey Burkert
538 Guldin Road
Blandon, PA 19510

Bradley and Robin Reeder
546 Guldin Road
Blandon, PA 19510

Eugene and Dolores Petrovich
185 Yarkedale Drive
Rochester, NY 14615

Travis and Denise Isamoyer
541 Guldin Road
Blandon, PA 19510

Lynn Levan
239 East Wesner Road
Blandon, PA 19510

Tracy Schaeffer and Dale Kreiser
235 East Wesner Road
Blandon, PA 19510

Michael and Deanne Kalin
307 East Wesner Road
Blandon, PA 19510

Micro Air Computers LLC
861 Park Road
Blandon, PA 19510

Cathy Pilat
857 Park Road
Blandon, PA 19510

Bruce and Viola Hostler
853 Park Road
Blandon, PA 19510

Dale Hawkins
845 Park Road
Blandon, PA 19510

Marianne and Leonard Niklauski
108 Village Drive
Blandon, PA 19510

Joanne Borrelli
110 Village Drive
Blandon, PA 19510

Franklin and Lucille Mohring
112 Village Drive
Blandon, PA 19510

Richard and Patricia Mackrella
114 Village Drive
Blandon, PA 19510

John Hegger
116 Village Drive
Blandon, PA 19510

Robert Bird
118 Village Drive
Blandon, PA 19510

Kathy Snyder
120 Village Drive
Blandon, PA 19510

Joan Mege
122 Village Drive
Blandon, PA 19510

Marsha Peterson
124 Village Drive
Blandon, PA 19510

Terry and John Taylor
126 Village Drive
Blandon, PA 19510

Frederick Helm
128 Village Drive
Blandon, PA 19510

Paul Klee
130 Village Drive
Blandon, PA 19510

Wesley and Carol Schreiner
200 Village Drive
Blandon, PA 19510

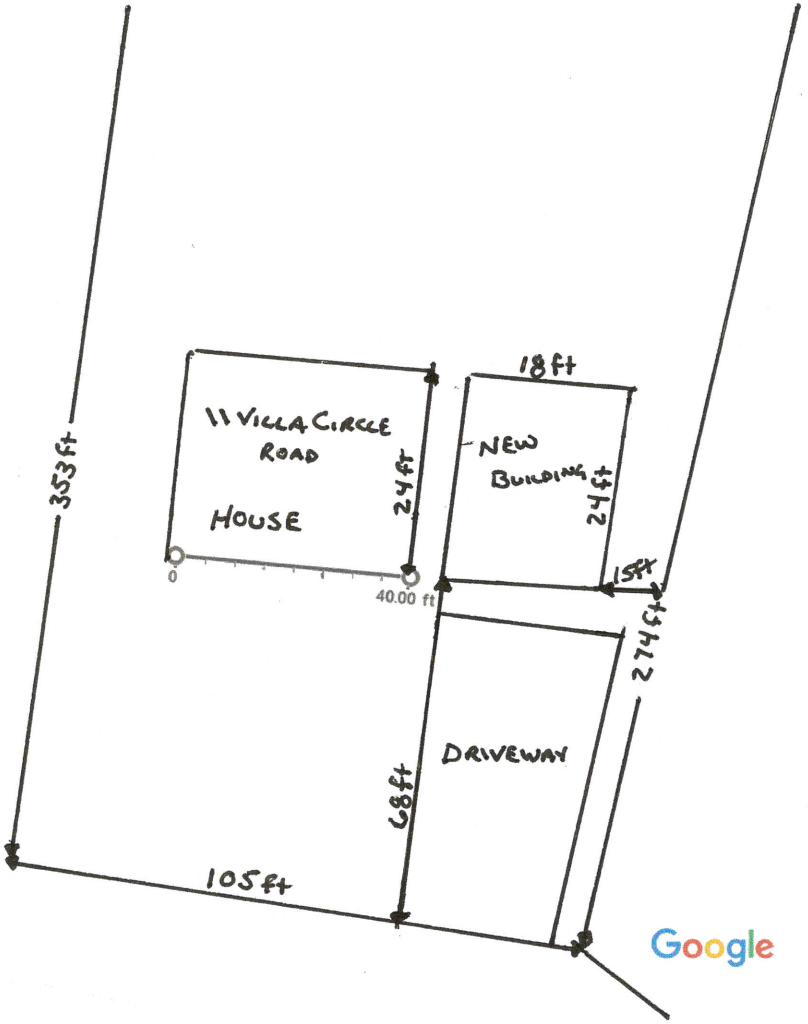
John Maynes
208 Village Drive
Blandon, PA 19510

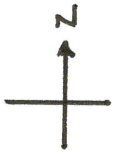
Geraldine and Ronald Kerns
210 Village Drive
Blandon, PA 19510

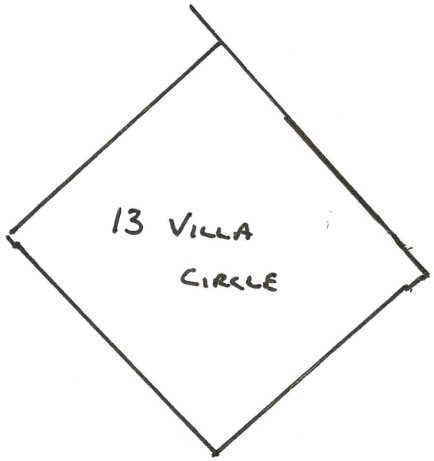
Larken Associates
1250 State Route 28 Suite 101
Somerville, NJ 08876

Jack May
108 Maple Leaf Drive
Blandon, PA 19510

Google Maps 11 villa circle rd blandon







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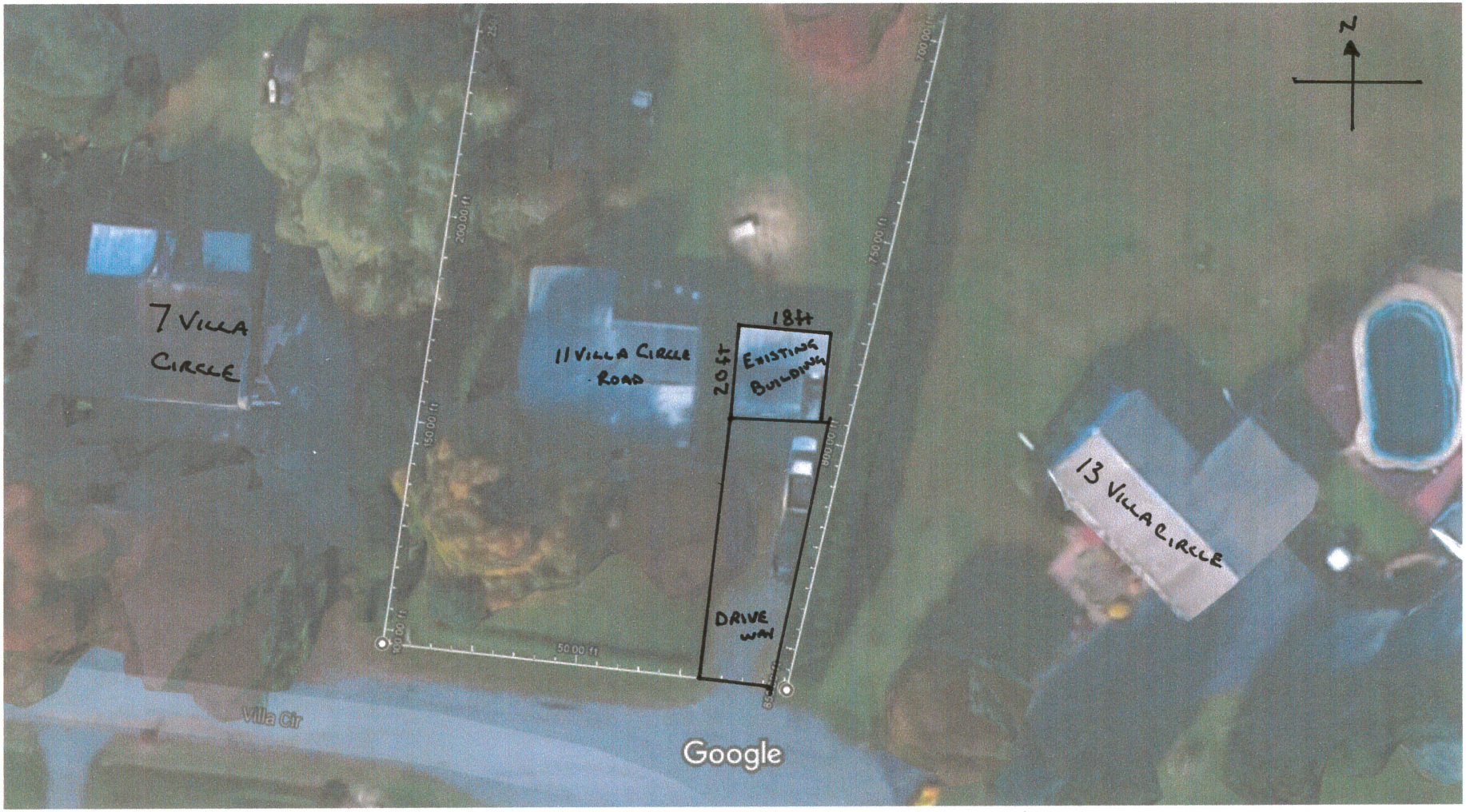
Map data ©2015 Google 20 ft

Measure distance

Total distance: 40 ft (12.19 m)

Google Maps Google Maps



Imagery ©2015 Google, Map data ©2015 Google 20 ft