KozloffStoudt
Attorneys

November 3, 2015

Email Address:
mrichards@kozloffstoudt.com

Maidencreek Township Supervisors
1 Quarry Road
Blandon, PA 19510

RE: Laird Application to Maidencreek Township Zoning Hearing Board

Dear Supervisors:

Enclosed please find a Public Hearing Notice scheduling the Laird hearing for November 30, 2015 at 7:00 p.m. at the Township Building

If you have any questions prior to the hearing, please contact either me or Ms. London, Solicitor for the Maidencreek Township Zoning Hearing Board.

Thank you.

Very truly yours,

KOZLOFF STOUDT
Professional Corporation

Michelle Richards

Michelle Richards, Paralegal

mr
Enclosure

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of the Township of Maidencreek, Berks County, Pennsylvania will hold a public hearing on Monday, November 30, 2015 at 7:00 P.M. at the Maidencreek Township Building located at 1 Quarry Road, Blandon, PA 19510 for the purpose of considering the variance application submitted by James A. Laird, Jr. ("Applicant") for residential real property located at 82 Koller Road, Shoemakersville, PA in the Agricultural Zoning District for relief from Section 220 -16(A) of the Maidencreek Township Zoning Ordinance of 1993, as amended, to allow for the temporary use of a travel trailer on the property by Applicant's parents.

Any interested person may attend the hearing and persons affected by the Application may be heard. All persons wanting to review the Application and attachments at the Township Building may do so by making an appointment with the Township Secretary during normal business hours and may photocopy the Application upon payment of costs to the Township.

If you require special accommodations in order to attend the public hearing, please call Maidencreek Township at (610) 926-4920. The Township will make every reasonable attempt to accommodate you.

Joan E. London, Esquire
Maidencreek Township
Zoning Hearing Board Solicitor

Maidencreek Township Planning Commission

P.O. Box 319, Blandon, PA 19510

Joan London
Kozloff Stoudt
2640 Westview Drive
Wyomissing, PA 19610

November 5, 2015

Re: Laird Application to Maidencreek Township Zoning Hearing Board

Dear Joan,

Thank you for your correspondence of November 3, 2015 and allowing the Maidencreek Township Planning Commission to comment on the variance application of James A. Laird Jr. The Maidencreek Township Planning Commission does not support a variance to allow a recreational vehicle to be used as a second home. Of concern to the Commission is the disposal of sewage from the RV, length of time this use would be permitted, and the life safety and building code issues associated with using something that is not intended for year round occupancy in our climate. The question also arose that if this variance is granted, would this set a precedent to allow recreational vehicles to be used as a dwelling anywhere in the Township.

Sincerely,

Diane Hollenbach

Diane Hollenbach
Planning Commission Secretary
Maidencreek Township

MAIDENCREEK TOWNSHIP ZONING HEARING BOARD

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

APPEAL NO. _____

DATE 10-27-15

Appeal is hereby made by the undersigned (check one)

( ) from the action of the Zoning Officer in refusing my application for a Zoning Permit on _____, 20 .

(X) for a Variance from the terms of the Zoning Ordinance of Maidencreek Township.

( ) for a Special Exception from the terms of the Zoning Ordinance of Maidencreek Township.

( ) for a Conditional Use from the terms of the Zoning Ordinance of Maidencreek Township.

( ) for a Rezoning from the terms of the Zoning Ordinance of Maidencreek Township.

( ) from the action of the Building Inspector in refusing my application for a Building Permit on _____, 20 .

Name of Property Owner James A. Laird Jr.

Name of Applicant James A. Laird Jr.

Location of Property 82 Koller Rd Shoemakersville Pa 19555

Address of Applicant Same as above 484-671-2366

Interest of Applicant in property if not (owner) (agent, lessee, equitable, etc.) 215-317-8787 - cell

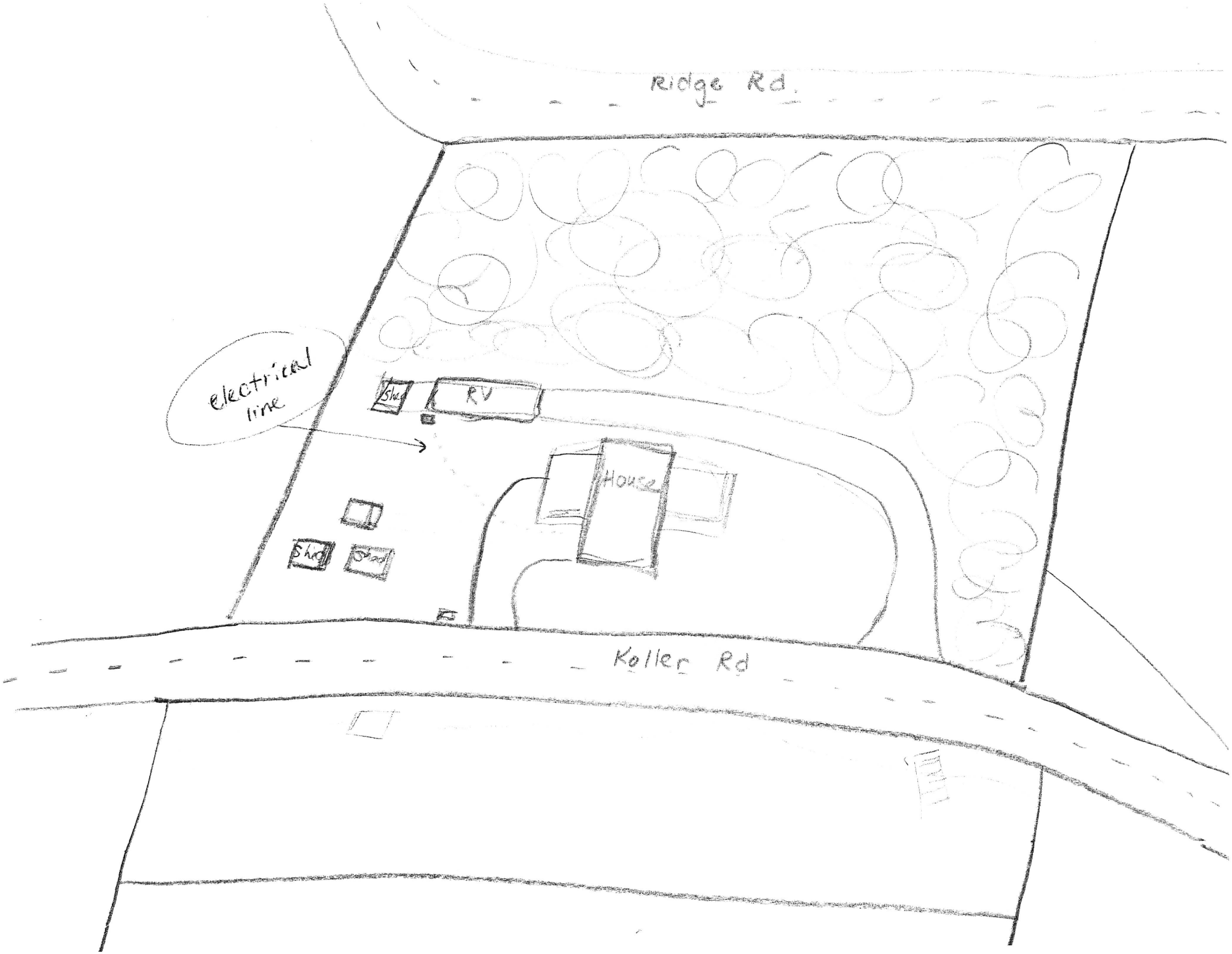
Attorney (if any) _____

1. Application relates to:

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

2. Description of Real Property and Location: Single home residence built 1870. 1,089 sq. ft
Lot size 4.39 Acres
Zoning Code: Residential

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


Ridge Rd.
electrical line
Shed
RV
House
Shed
Shed
Koller Rd

adjoining property owners :

- Johnathan D. + Rebecca M. Peters
  1281 Ridge Rd.
- Jason Szilli
  104 Koller Rd.
- Gene K. + Cheryl F. Buck (Potts Nursery)
  243 Brown Rd.
- Helen M + Waynet Kosmerl ESQ (Field Above)
- James D Balthaser + Linda Steffy (Field Across)
  319 Chapel Hill Rd
  Sinking Springs
  St.

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

October 7, 2015

Mr. James Laird, Jr.
82 Koller Road
Shoemakersville, PA 19555

Re: Maidencreek Township, Berks County, PA
Zoning Violations
82 Koller Road
GVC File: 3026-007

NOTICE OF VIOLATION

Dear Mr. Laird:

Great Valley Consultants (GVC) is the Building Code Official and the Zoning Officer for the Township of Maidencreek. We have also been appointed the Property Maintenance Code Official by the Township.

The Township received a complaint regarding a travel trailer being placed on the property and that people were living in said trailer. We visited the site earlier today. Attached are photographs of the conditions that we noted.

The installation of power and sewer to the Travel Trailer has created a "campground" use. Campgrounds are not a permitted use in the Agricultural Zoning District, Maidencreek Zoning Ordinance Section 220-16(A)

The trailer must be disconnected and removed from its location and cannot be used as living quarters on this property.

You are hereby notified that you have seven (7) days to comply or a citation may be issued with possible fines imposed.

Should you have any questions please contact this office.

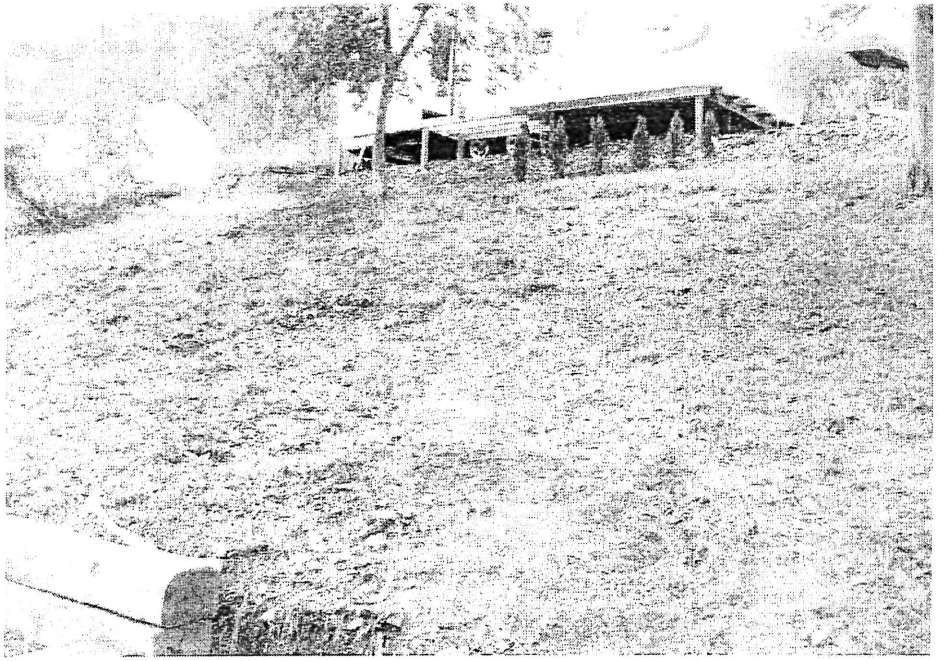
Sincerely,

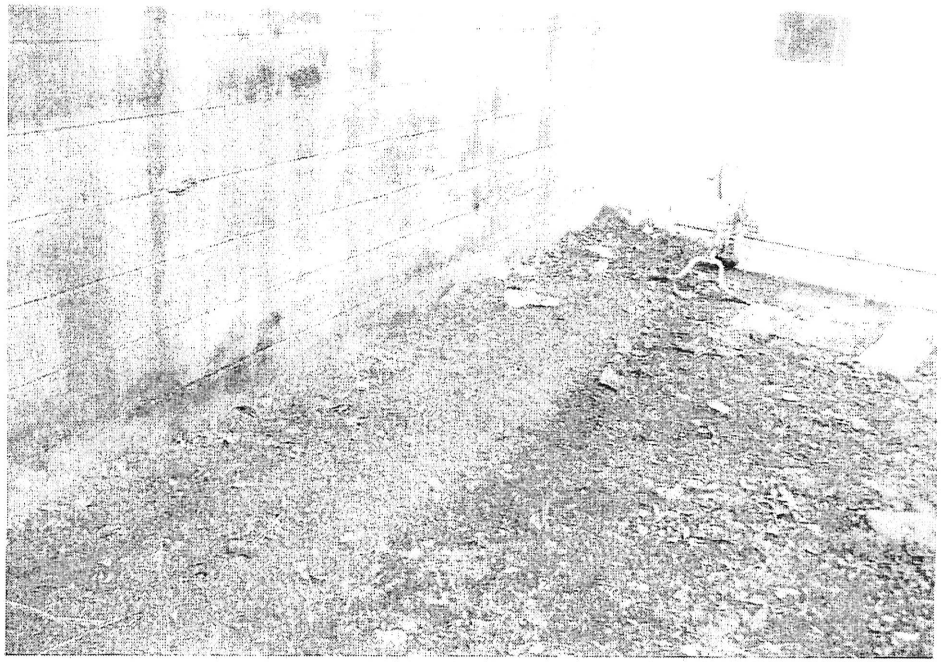
Terrence J. Naugle, R.A.
Zoning Officer / Building Code Official

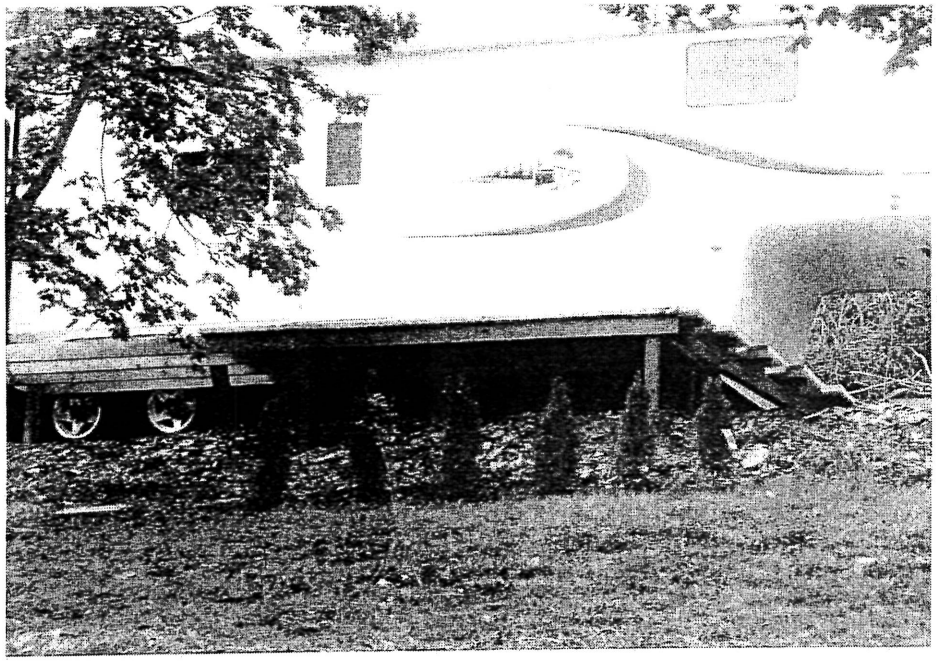
TJN:FP:lam

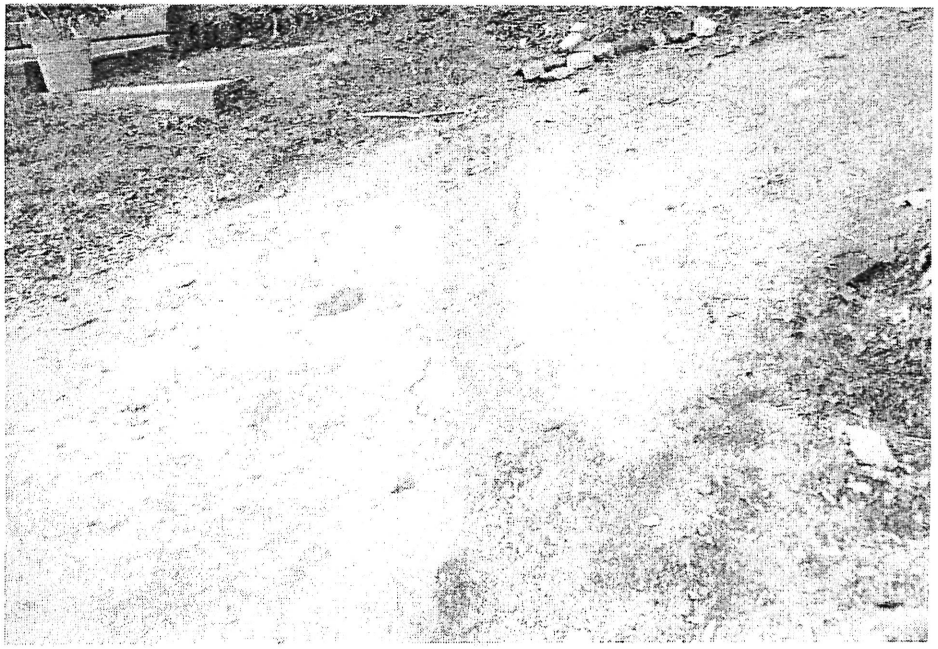
cc: Diane Hollenbach
Eugene Orlando, Esquire

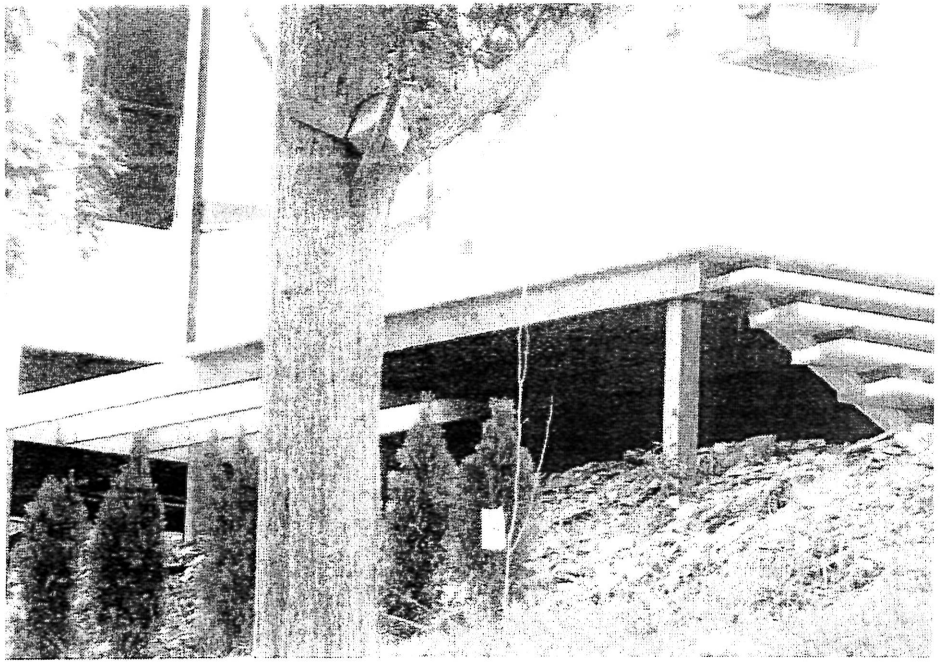
printed on recycled paper

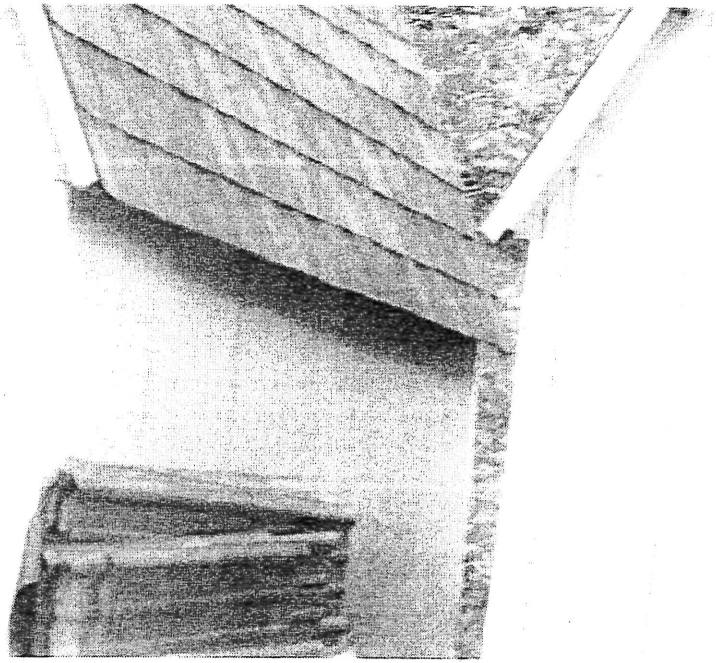


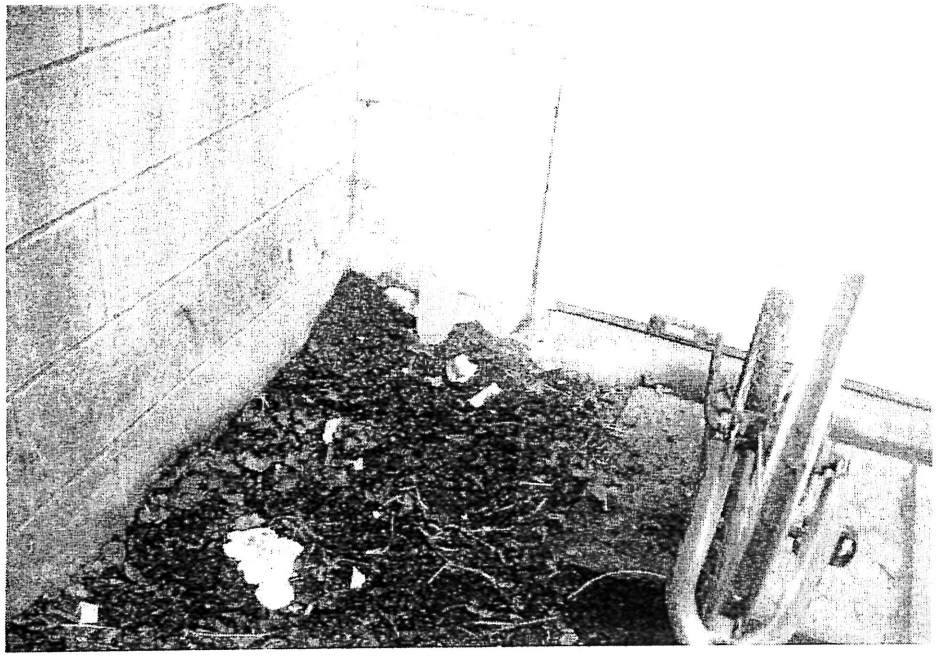













SANTIL
HEATING
AIR CONI
52
Santilli OIL CO. INC.
SHOEMAKERSVILLE, PA. 562-7557
PA 013269