October 20, 2017

MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS
Maidencreek Township, Berks County, PA
Ms. Diane Hollenbach, Township Manager
1 Quarry Road
Blandon, PA 19510

ZONING PERMIT APPLICATION
GVC No. 3026-007

David and Rita Reed
363 East Wesner Road
Blandon, PA 19510
David – 484-388-6630
dareed77@yahoo.com
Rita – 484-388-0475
nanarita2008@yahoo.com

Ms. Hollenbach and Maidencreek Township Board of Supervisors,

We are seeking approval from the Maidencreek Township Board of Supervisors of our request for a variance of the Township of Maidencreek Zoning Ordinance 2017, Section 220-26A that states accessory structures minimum side yard shall be fifteen feet (15') minimum.

We are building for our family and our six grandsons, a 14X16 upper patio deck with a staircase that will extend 11 feet from the deck and 10'7" from the property line. Our entire back yard is fenced in with a six-foot high chain link fence. The fence on the side of the yard is set in approximately 1 foot from our property line. The staircase will be within the fenced-in back yard.

We desire not to put the staircase on the other side of the upper patio deck, as it will intrude with the quality of living space for the following reasons:

1. Our lower patio deck will be a 14X20 cement patio space of livable area.
2. It is vital that we have access to our natural gas line as it is on this side at approximately 24 feet from the end of the house. The staircase would impede this area.
3. It is vital that we have access to the electric line is also approximately 23 feet from the end of the house. The staircase would impeded this area.
4. The garage door to the backyard is approximately 29 feet from the end of the house.
5. We are building an in ground pool of 20x40 with cement pool decking around it. The pool will be enclosed in its entirety with a 54 " high metal fence.

Your consideration in approving the permit for the proposed deck and staircase and granting us the variance will be greatly appreciated.

Respectfully submitted,

David A. & Rita A. Reed

David and Rita Reed
363 East Wesner Road
Blandon, PA 19510

MAIDENCREEK TOWNSHIP ZONING HEARING BOARD

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

APPEAL NO. _____

DATE 10-20-17

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 David A. & Rita A. Reed

Name of Applicant David A & Rita A. Reed

Location of Property 363 E. Wesner Rd, Blandon PA 19510

Address of Applicant same

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

Attorney (if any) _____

1. Application relates to:

Use ( ) Lot Area ( ) Yards ( ) Height ( ) Existing Building ( )
Proposed Building ( ) Area Classification ( )
Other (X) Proposed 2nd story deck with staircase

2. Description of Real Property and Location: see attached

(a) Lot Size 104 x 210
(b) Present Use Residential
(c) Present Zoning Classification
(d) Present Existing Improvements

3. Date Building Inspector or Zoning Officer made his determination 10-9-2017

Statement of alleged error or Building or Zoning Officer see attached letter

4. Action desired by applicant see attached letter

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) see attached letter

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. see attached

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. see attached

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 10-20-2017 David A. Reed & Rita A. Reed
Applicant

Witness:

Diane Hollenbach

THIS APPLICATION MUST BE ACCOMPANIED WITH A CHECK IN THE AMOUNT OF $ 1500.00 MADE PAYABLE TO: MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS.

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

October 9, 2017

David and Rita Reed
363 East Wesner Road
Blandon, PA 19510

Re: Maidencreek Township, Berks County, PA
Zoning Permit Application
363 East Wesner Road
GVC No. 3026-007

Dear Mr. and Mrs. Reed:

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

We have received the Zoning Application for the Proposed Accessory Structure, New Deck at 363 East Wesner Road. We note the following comments.

The Township of Maidencreek Zoning Ordinance 2017 as adopted on March 27, 2017 states:

1. The property is located in the R-2 Residential District
2. The drawing indicates that the proposed new deck will be ten feet, seven inches (10'7") from the property line.
3. Section 220-26.A state that accessory structures minimum side yard shall be fifteen feet (15') minimum.

It is our determination that this application does not comply with the Maidencreek Township Zoning Ordinance and cannot be processed as submitted. It appears that the plan may be modified slightly to comply, but as submitted the plan cannot be approved. You may submit a revised plan showing that the deck will comply with the side yard setback as we noted. We note that you have the right to appeal this determination to the Township's Zoning Hearing Board within thirty (30) calendar days of the receipt of this letter or you may seek relief by requesting a variance from the Zoning Hearing Board. The forms for the appeal are available at the Township Office.

Should you have any questions, please contact this office.

Sincerely,

TERRANCE J. NAUGLE
Building Code Official/Zoning Officer
Great Valley Consultants

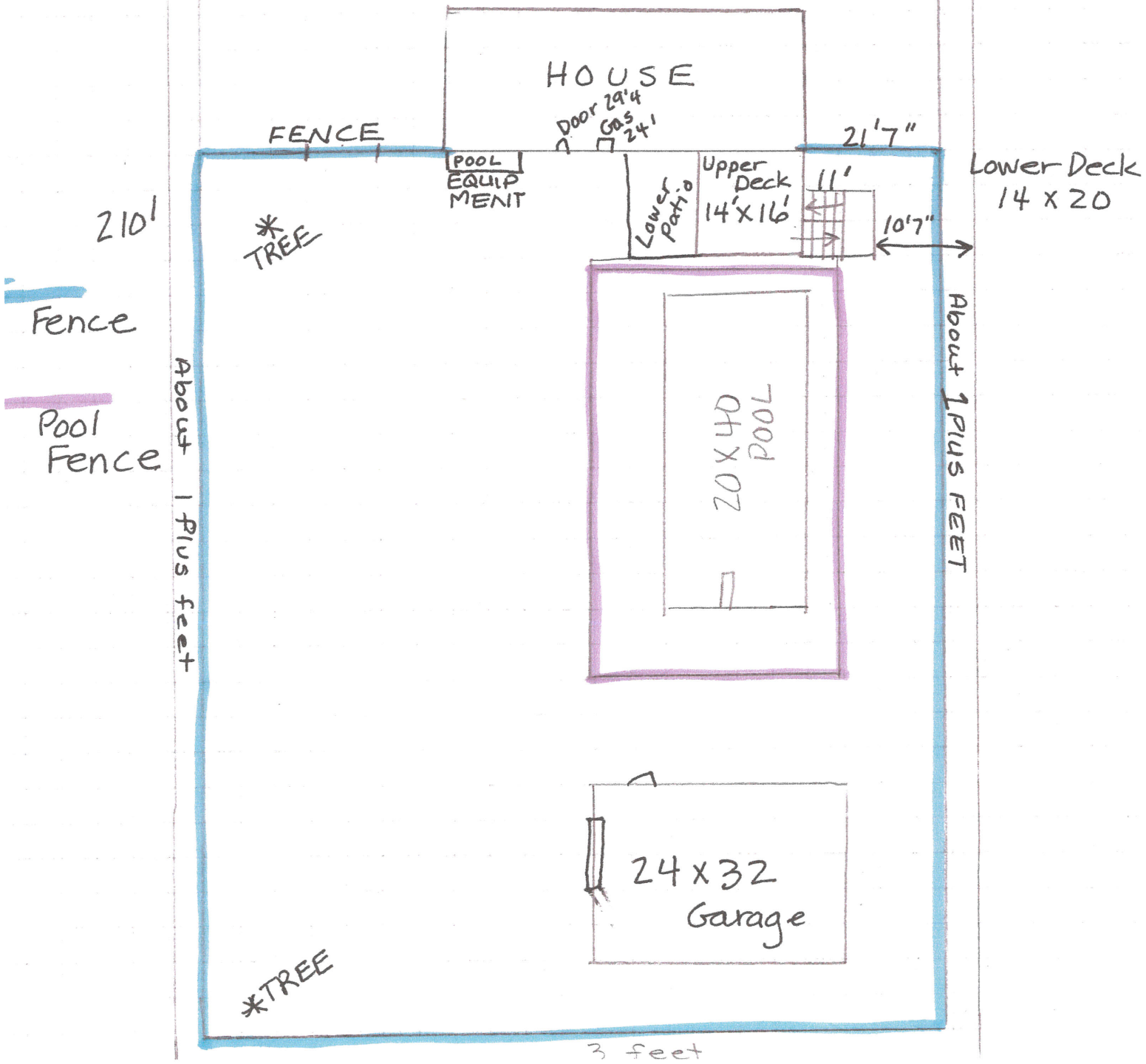
TJN:bjc
cc: Ms. Diane Hollenbach, Township Manager

printed on recycled pape

363 E. Wesner Rd.

Blandon PA 19510

Please note the staircase will be well within the fenced-in yard.



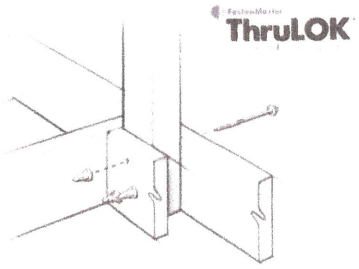
BREYER
CONSTRUCTION
& LANDSCAPE, LLC
Excellence in Everything

Address:

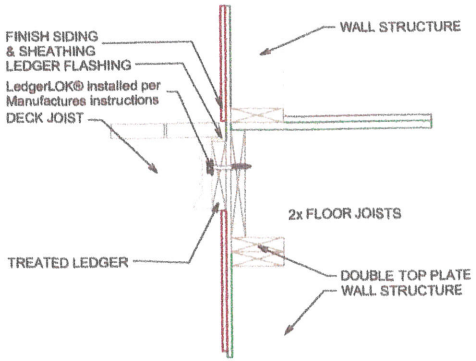
363 East Wessner Rd.
Blandon, PA 19510

Notes

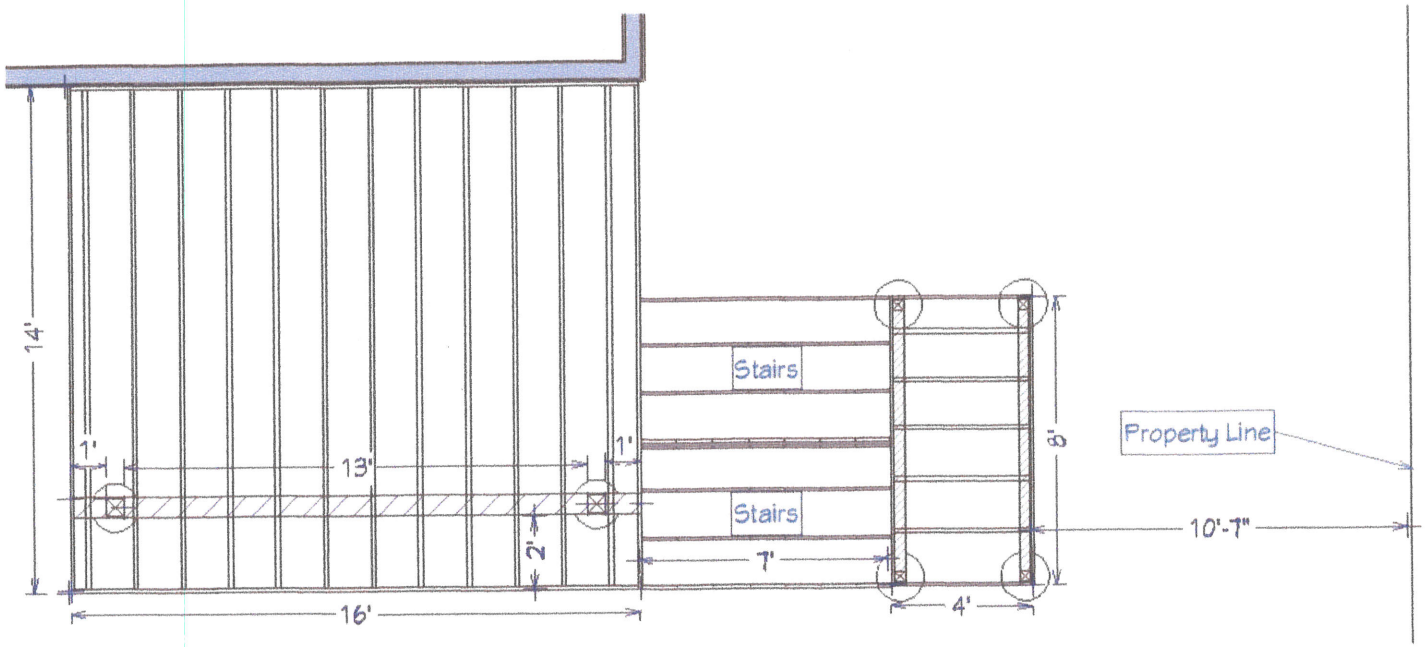
- Deck Footers: 20" diameter, 16" depth concrete footings, 36" below grade.
- 6x6 PT posts (rated for ground contact) placed on the concrete.
- Treated Beams per attached Spec.
- PT 2x10 Joists, 16" o.c.; LUSZ210 Joist Hangers @house.
- PT 2x10 Ledger attached to house using 3 5/8" LedgerLOK lag bolts staggered per manufacture schedule.
- Ledger flashed using vinyl ledger flashing above framing, Tyvek installed behind deck ledger, exiting outside of foundation.
- <4" gap between balusters.
- 36" Deck railing height.
- Rail post install w/ ThruLOK's per manufactures instructions.
- All fasteners and hardware to be Hot-dipped galvanized or stainless steel.
- All Lumber is PT Southern Yellow Pine, #2 or better.
- Lateral Load addressed by DTT1Z.



DECK POST TO DOUBLE RIM OR SINGLE RIM WITH BLOCKING



Deck Anchored to Wood Wall: Ledger to Wall



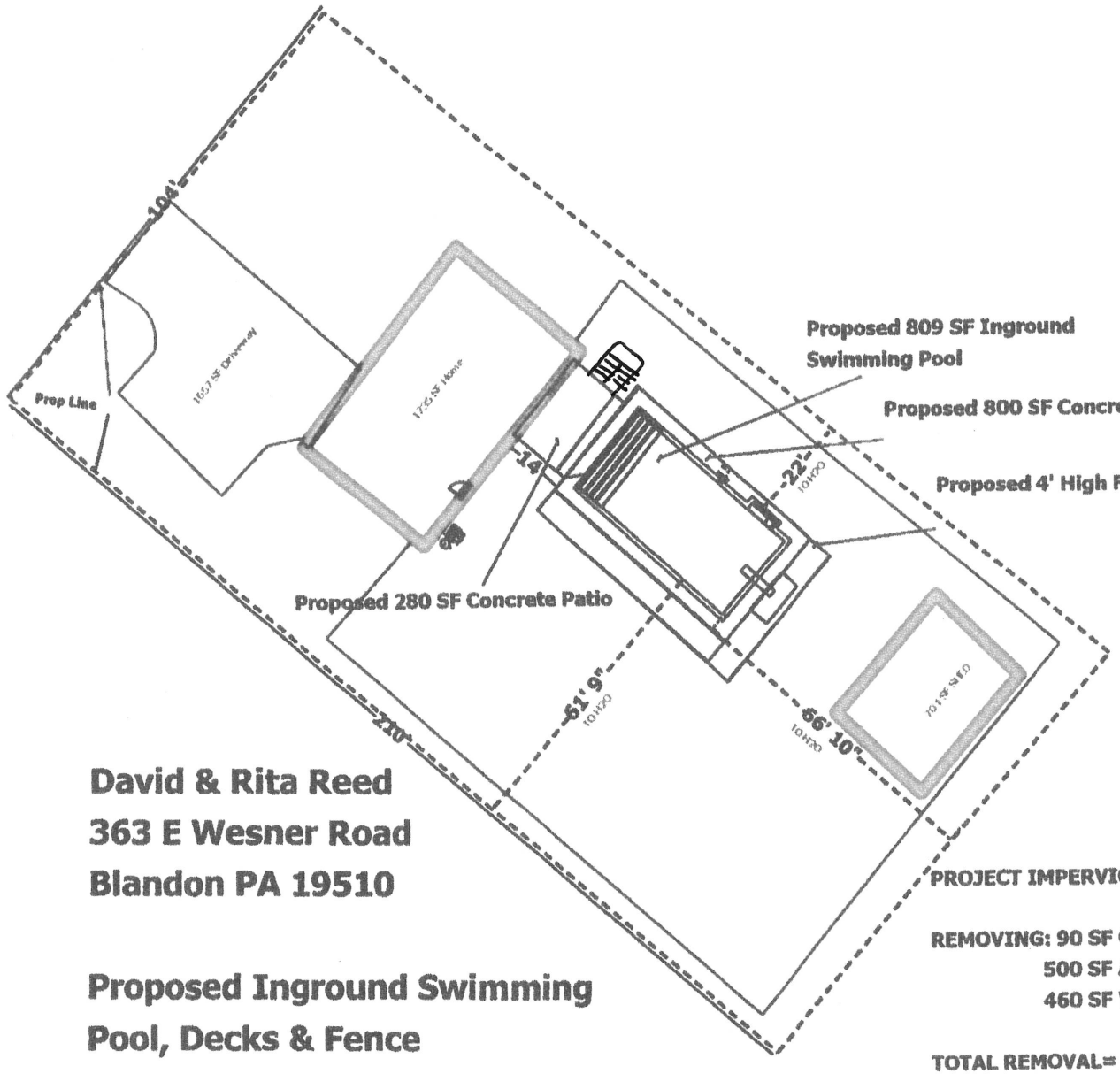
SHEET TITLE: Framing Details

PROJECT DESCRIPTION: Reed

DRAWINGS PROVIDED BY: Breyer Construction & Landscape LLC

DATE: 10/3/2017

SHEET: A-1



David & Rita Reed
363 E Wesner Road
Blandon PA 19510

Proposed Inground Swimming Pool, Decks & Fence

PROJECT IMPERVIOUS CALCULATIONS

REMOVING: 90 SF CRETE PAD
500 SF ABOVE GROUND POOL
460 SF WOOD DECK

TOTAL REMOVAL= -1,050 SF

TOTAL NEW ADDITION= 1,889SF

Scale: 1/32" = 1 ft.

1. **David and Rita Reed** — **APPEAL APPLICANT**
   David 484-388-6630 Rita 484-399-0475
   363 E. Wesner Rd., Blandon, PA 19510

2. John & Sandy Angstadt — (Neighbors to the left)
   367 E. Wesner Rd., Blandon, PA 19510

3. Erick & Jody Sylvius (Jody's cell – 610-698-2800) — (Neighbors to the right)
   355 E. Wesner Rd Blandon, PA 19510

4. Linda F. Fisher (Barry & Heather Readinger) (Heather's cell – 610-858-8046)
   351 E. Wesner Rd., Blandon, PA 19510

5. Timothy Oswald & Lisa Getz
   403 E. Wesner Rd., Blandon, PA 19510

6. Robert W. & Linda R. Yohn, Jr.
   407 E. Wesner Rd., Blandon, PA 19510

7. Graydon & Peggy Cook
   500 Walnut Tree Drive, Blandon, PA 19510

8. Harold & Eleanor Burgert
   331 E. Wesner Rd., Blandon, PA 19510

9. Lawrence & Maribel Ziegler, Jr.
   347 E. Wesner Rd., Blandon, PA 19510

10. Albert & Jennifer Lombardo
    343 E. Wesner Rd., Blandon, PA 19510

11. Ronald & Gloria Kemmerer
    323 E. Wesner Rd., Blandon, PA 19510

NEIGHBORS ACROSS THE STREET

12. Kraig & Janet Leiby
    318 E. Wesner Rd., Blandon, PA 19510

13. Miriam Link Estate – c/o David C. Link
    322 E. Wesner Rd., Blandon, PA 19510
    David C. Link – 13 Shady Creek Lane, Mertztown, PA 19539

14. Don W. Cramer
    334 E. Wesner Rd., Blandon, PA 19510

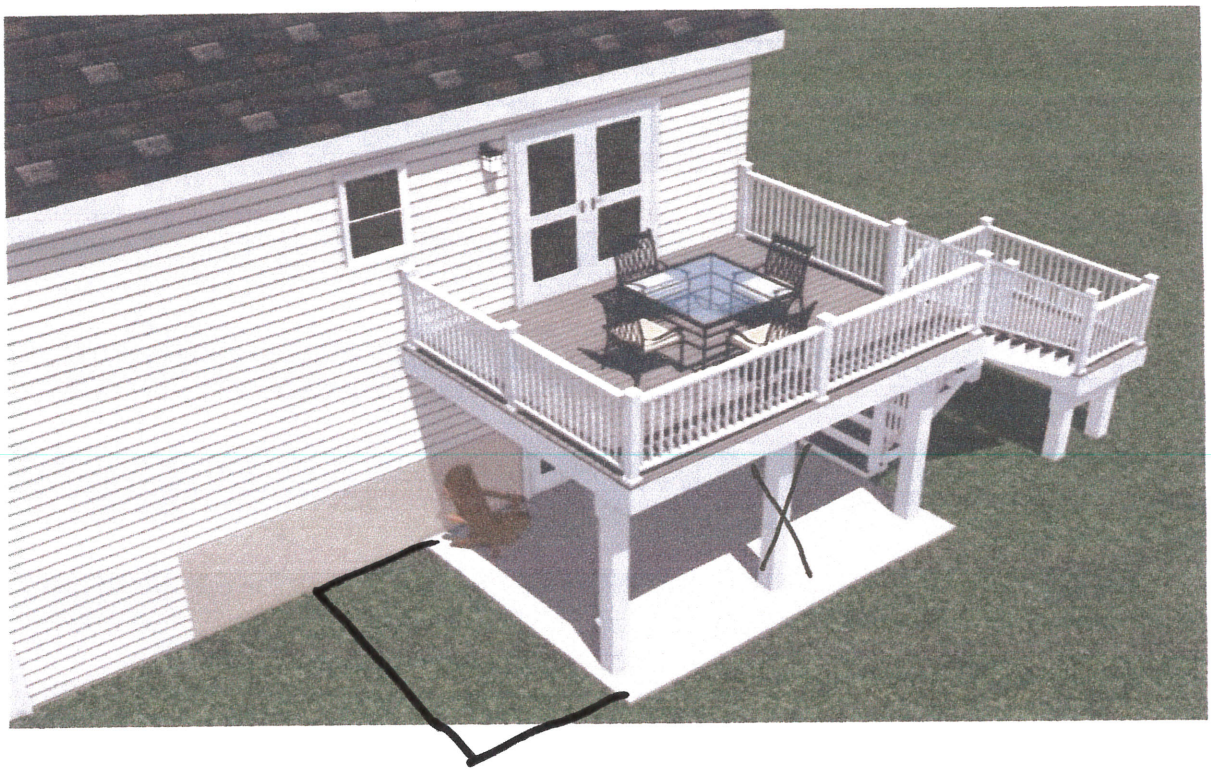
15. Keith & Diane Mertz
    338 E. Wesner Rd., Blandon, PA 19510

16. Gloria Sanders Family Trust
    346 E. Wesner Rd., Blandon, PA 19510

17. Jean Deysher (Deceased) — (neighbor directly across the street)
    354 E. Wesner Rd., Blandon, PA 19510

18. Mark & Linda Tiderman
    358 E. Wesner Rd., Blandon, PA 19510

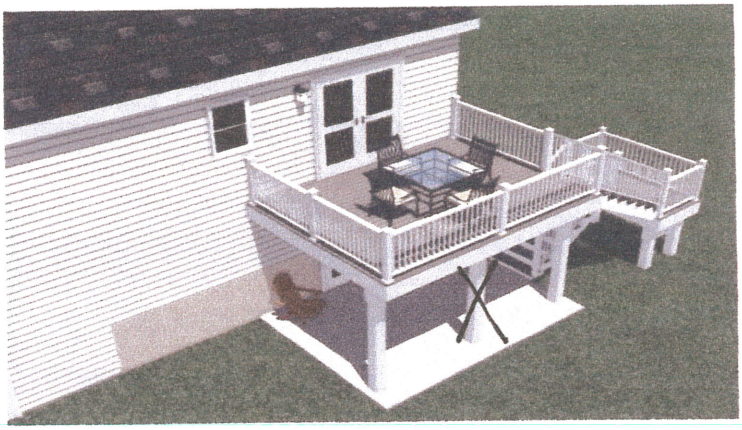
3D Design Pics:

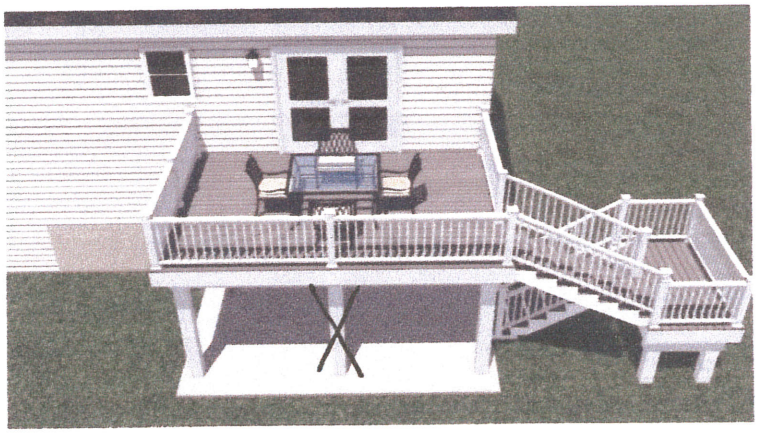




A Custom Deck Proposal for:

David & Rita





Presented By:

BREYER CONSTRUCTION & LANDSCAPE, LLC.

~Excellence in Everything~

PO Box 361
Reading, PA 19607

Phone: 610-376-8086 ~ 717-723-8DEK
Fax: 610-621-4938
Website: **www.BreyerConstruction.com**
Email: Matt@BreyerConstruction.com
License Number: **PA010620**

BREYER
CONSTRUCTION
& LANDSCAPE, LLC

Excellence in Everything

THE LANCASTER CHAMBER

PROUD MEMBER OF GREATER READING CHAMBER of Commerce & Industry

NADRA
NORTH AMERICAN DECK AND RAILING ASSOCIATION

NAHBR REMODELERS


Rd
Wesner Rd
363
E Wesner Rd
0
50
100
150 feet


E Wesner Rd
E Wesner Rd
0
50
100
150 feet