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, July 29, 2019 at 6:00 P.M. at the Maidencreek Township Building located at 1 Quarry Road, Blandon, PA 19510 for the purpose of considering the application submitted by Travis Warke ("Applicant"), for real property located at 367 West Shore Drive, Hamburg, Maidencreek Township, PA in the AP Zoning District regarding a proposed addition. Applicant seeks variance relief from Section 220-17.B (3) of the Maidencreek Township Zoning Ordinance of 1993, as amended, regarding front and side yard setbacks and maximum lot coverage

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

RECEIVED
JUN 21 2019
BY:_____

MAIDENCREEK TOWNSHIP ZONING HEARING BOARD

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

APPEAL NO. _____

DATE 6/14/19

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 Travis Warke

Name of Applicant Travis Warke

Location of Property 367 W. Shore drive, Hamburg, Pa. 19526

Address of Applicant 367 W. Shore drive, Hamburg, Pa. 19526

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

Attorney (if any) Dan Dougherty / Dgdougherty@msn.com

1. Application relates to:
Use ( ) Lot Area (X) Yards ( ) Height ( ) Existing Building (X)
Proposed Building (X) Area Classification ( )
Other ( ) _____

2. Description of Real Property and Location: a) 0.170
b) residential
c) agricultural preservation
d) cosmetic

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

3. Date Building Inspector or Zoning Officer made his determination June 5, 2019

Statement of alleged error or Building or Zoning Officer see attachment for letter.

4. Action desired by applicant To add a 2-story structure to existing building with 2nd means of egress that includes bedroom #3, and a bathroom on the second floor, a laundry room and a study.

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) 1) 2nd means of egress to property 2) see attached zoning support letter 3) growing family and limited bedroom capacity 4) cannot disturb septic on north side - see letter from systems design engineering 5) existing lot size requires variance for any addition.

6. Has a previous appeal been filed in connection with these premises? None to best of my knowledge

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. Only 1x: Randy Zerbe / 397 W. Shore Drive 484-502-9963 Hamburg, Pa 19526

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 6/14/19 Applicant

Witness:

THIS APPLICATION MUST BE ACCOMPANIED WITH A CHECK IN THE AMOUNT OF $ 1,200.00 MADE PAYABLE TO: MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS.

The Crossroads Group, LLC

WWW.THECROSSROADSGROUPLLC.COM

16590 POTTSVILLE PIKE, SUITE A
HAMBURG, PA 19526
PHONE: (484) 660-3055
FAX: (484) 660-3742

1174 STATE ROUTE 487
PAXINOS, PA 17860
PHONE: (570) 672-2317
FAX: (484) 660-3742

June 12, 2019 **TCG Project: 3003**

Travis Warke

367 West Shore Drive
Hamburg, PA 19526

Subject: Zoning Relief Support Letter

Dear Mr. Warke

This letter is being provided in support of your request for zoning relief at 367 West Shore Drive, Maidencreek Township, Berks County, Parcel # 541200237011, containing approximately 0.25 acres.

Our recent survey from March of 2019 uncovered a few unexpected issues related to your parcel. During our initial site property corner reconnaissance, we discovered that prior owner(s) were possibly unaware or their true/correct boundary limits and took liberties in clearing beyond the defined boundaries and erected a shed and chicken coop outside of the property limits. The site clearing and existing building location create an illusion of ownership greater than what is actually owned.

After resolving the boundary and performing a cursory review of the Maidencreek Township zoning regulations, this office became aware that the 50-foot front and rear yard setbacks were overlapping one another, completely eliminating the existing lot's building envelope.

In addition, and further complicating the subject parcels condition, it was recently brought to our attention that the existing septic system's components are located on the northerly (left side) of the house beneath the existing driveway. When considering potential expansion of the residential structure, this area still does not comply with front/rear yard setback requirements, however, it is the only area on site that could comply with side yard requirements.

It is this office's opinion that due to the site conditions noted above, your parcel meets the definition of non-conforming condition. While The Crossroads Group, LLC cannot guarantee municipal approvals allowing you to expand the proposed residence, we do believe that your parcel and the restrictive conditions you face would be favorably viewed by the municipality in consideration of granting zoning relief. We offer this letter to you in support of your request to Maidencreek Township for zoning relief and should you or the municipality have any questions, please feel free to contact us.

Sincerely,

Nick Duchan, PLS
Survey Project Manager

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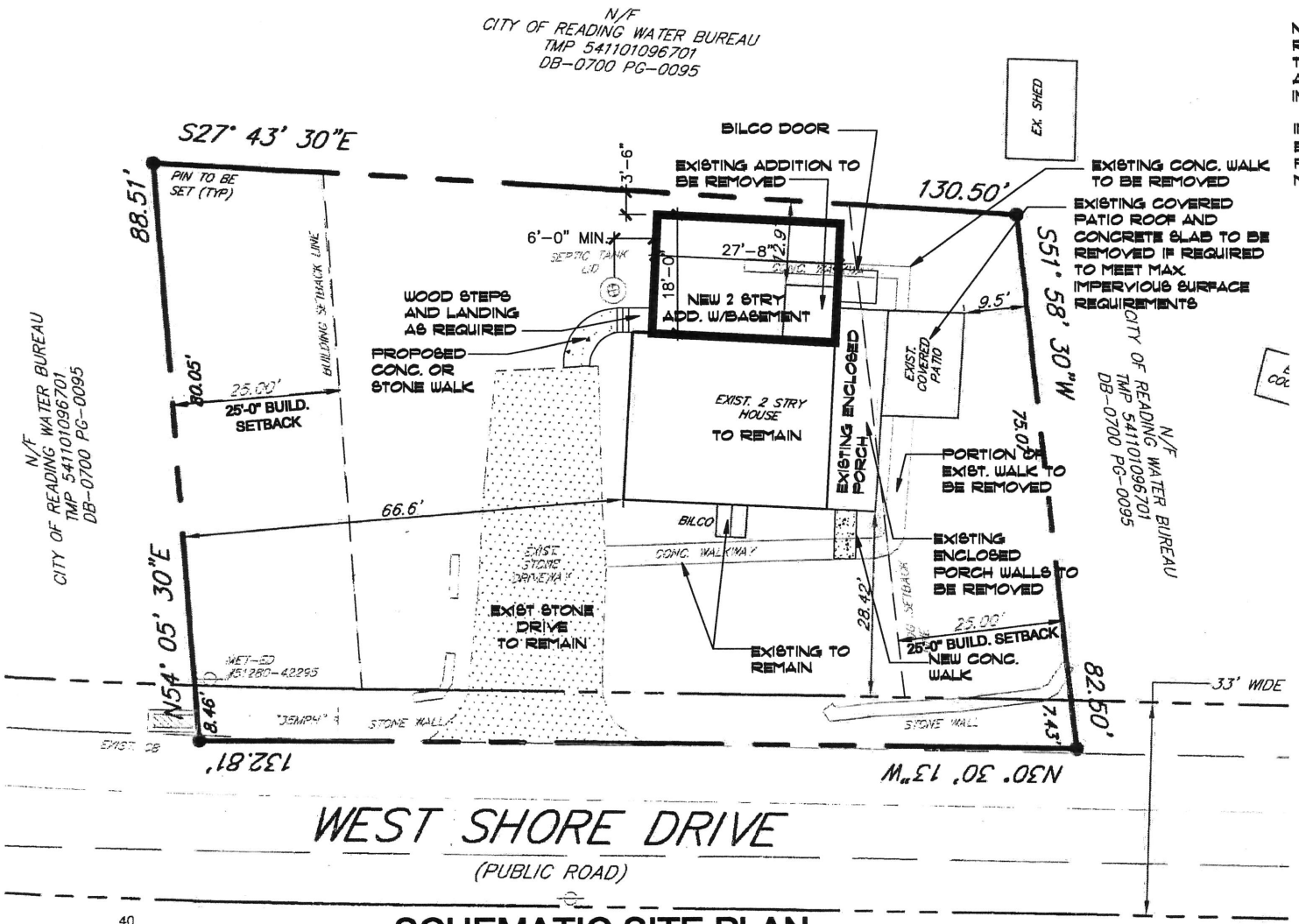

NOTES:
REFERENCE SITE PLAN PREPARED BY THE CROSSROADS GROUP, LLC DATED APRIL 4, 2019 FOR EXISTING SITE INFORMATION.

IMPERVIOUS AREA:
EXISTING = 23.6%
PROPOSED = +/-28.5%
MAX. = 25%

RECEIVED
JUN 21 2019
BY:

NORTH

40

SCHEMATIC SITE PLAN

FOR PROPOSED DESIGN INTENT ONLY

SCALE: 1/16 =1'-0"

TRAVIS WARKE RESIDENCE
367 WEST SHORE DRIVE
HAMBURG, PA 19526

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

June 5, 2019

Travis Warke
367 West Shore Drive
Hamburg, PA 19526

Re: Maidencreek Township
Proposed Addition
367 West Shore Drive
GVC File: 3026-007

I have reviewed the drawings for the proposed addition for Travis Warke at 367 West Shore Drive. The property is in the AP – Agricultural Preservation District. The existing property is Existing Non-Conforming for the required lot size - the lot is .17 acres. In accordance with the Maidencreek Township Zoning Ordinance Section 220-17.B (3), the minimum lot size for the AP Zoning District is 1.5 acres for a single family dwelling. The maximum lot coverage is 25%. The minimum side yard setback is 25 feet and the minimum rear yard setback is 40 feet.

Variances will be required from the Zoning Hearing Board for the side setback, the rear setback, the minimum lot area and the lot coverage for buildings for the proposed addition.

The application for the Zoning Hearing Board may be filed at the Maidencreek Township Building at 1 Quarry Road in Blandon, PA.

Please call this office if you have any questions.

Sincerely,

TERRENCE J. NAUGLE

FP/bjc

cc: Diane Hollenbach, Township Manager

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