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 Maidencreek Church ("Applicant"), for real property located at 261 Main Street, Blandon, Maidencreek Township, PA in the C-1 Zoning District for variance relief from Section 220-42(A) of the Maidencreek Township Zoning Ordinance of 1993, as amended, regarding front and side yard setbacks.

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 ZONING HEARING BOARD

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

APPEAL NO. _____

DATE _____

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 MAIDENCREEK CHURCH

Name of Applicant MAIDENCREEK CHURCH

Location of Property 261 MAIN ST. BLANDON, PA. 19510

Address of Applicant 261 MAIN ST. BLANDON, PA. 19510

Interest of Applicant in property if not owner (agent, lessee, equitable, etc.) BUILDING COMMITTEE CHAIR (RICHARD SHUMAN 139 MAIN ST. BLANDON, PA. 19510)

484-256-0968

Attorney (if any) _____

1. Application relates to:

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

2. Description of Real Property and Location: LOT SIZE .53 ACRES

USE: CHURCH
ZONED: C-1
IMPROVEMENTS: HANDICAP ACCESSIBILITY

(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 11, 2019

Statement of alleged error or Building or Zoning Officer SIDE YARD AND FRONT YARD SET BACKS

4. Action desired by applicant VARIANCE TO ALLOW CONTRUCTION TO MOVE FOWARD

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) DESIGN OF THE ADDITION ALLOWS FOR HANDICAP ACCESSIBILITY FOR THE CHURCH AND OTHER GROUPS WHO MEET THERE. THE ADDITION MUST BE IN THE FRONT ENTRANCE OF THE CHURCH, NOT ALLOWING WOULD BE A HARDSHIP ON THE CHURCH

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 6-19-2019 MAIDENCREEK CHURCH

Applicant Richard Shumm

Witness: E Thomas Wright

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

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

June 11, 2019

Maidencreek Church
261 Main Street
Blandon, PA 19510

RE: Proposed Addition to the Church at
261 Main Street
Maidencreek Township, Berks County, PA
GVC No. 3026-007

Dear President of the Congregational Council:

We have received and reviewed the Zoning and Building Permit Applications submitted regarding the proposed Addition to the Church Building at 261 Main Street, Blandon, PA. We note the following information:

1. According to the Recorder of Deeds Office of Berks County, PA, the site at 261 Main Street is on the property owned by the Independent Evangelical Reformed and Lutheran Church, PO Box 768, North Main Street, Blandon, PA 19510. This property contains approximately .53 acres.

2. The entire property is in the "C-1 Local Commercial" Zoning District.

3. The use as a church is a use by right in this zoning district.

4. Drawing No. A-1.0, dated March 4, 2019 as prepared by Watkins Synergetics Architects of Fleetwood, PA, contains the Overall Site Plan that shows the proposed addition to the Church building. This plan shows that the existing church building encroaches on the fifty (50') foot required front yard setback. Therefore, the existing church building would be considered existing non-conforming with regards to this setback.

5. The proposed addition to the church would be permitted per Section 220-106(a) of the Township's Zoning Ordinance. This section allows an existing non-conforming building to be expanded by up to 25%. The proposed addition is 18.3% of the existing building.

6. The proposed addition would be aligned and match the front face of the existing church. However, the addition would be encroaching on the front yard setback. The proposed addition also encroaches on the side yard setback on the eastern side of the property.

   These encroachments would require a variance from Section 220-42(A) of the Township's Zoning Ordinance.

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The form for application to the Zoning Hearing Board is available on the Township's web site. The form would be submitted to the Township office along with the filing fee. Upon receipt the Township would schedule the Zoning Hearing, and you would be notified of this date. We recommend that you be accompanied by an attorney or someone familiar with the procedures of a Zoning Hearing Board.

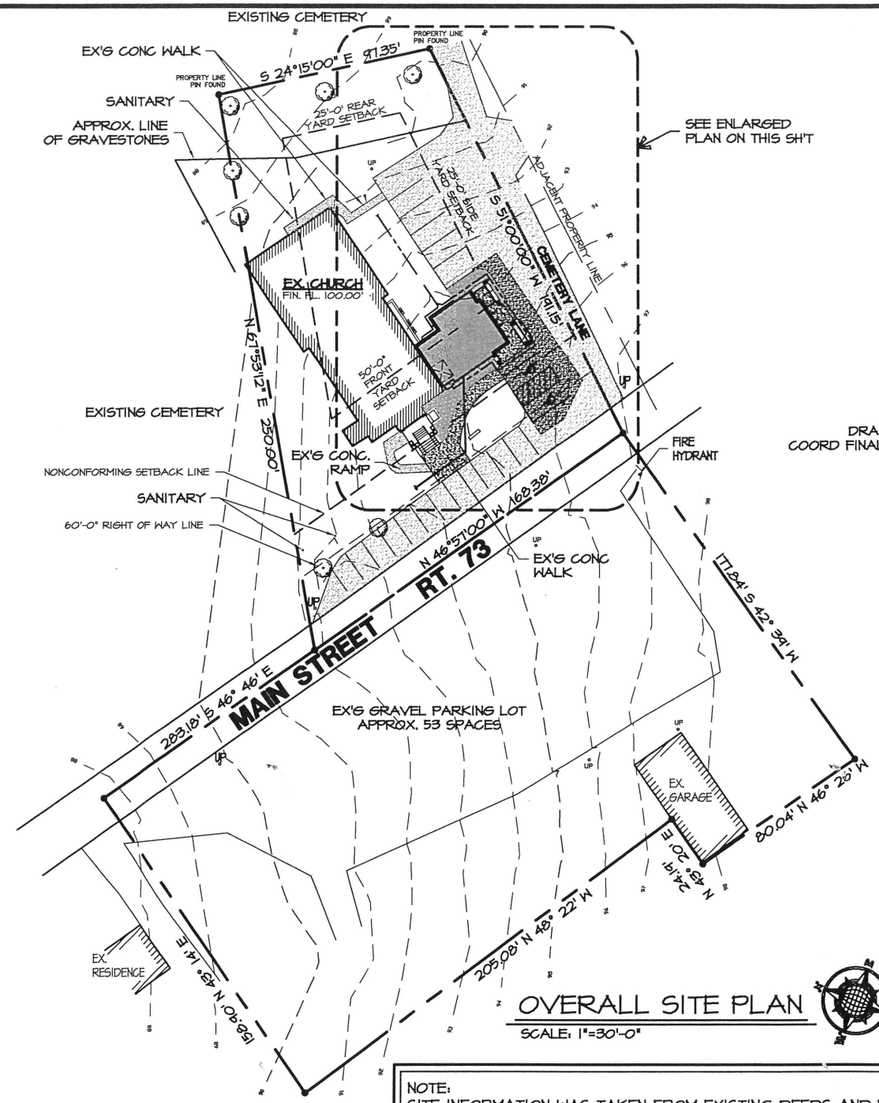
Kindly contact us if you have any questions

Sincerely,

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

TJN:lam

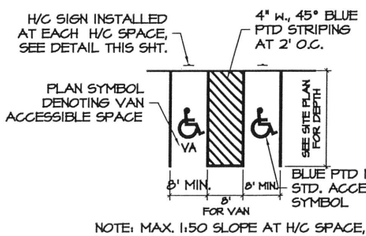
cc: Ms. Diane Hollenbach, Township Manager



OVERALL SITE PLAN

SCALE: 1"=30'-0"

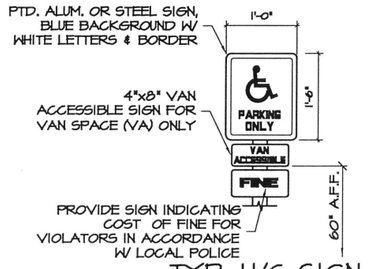
NOTE:
SITE INFORMATION WAS TAKEN FROM EXISTING DEEDS AND FIELD MEASUREMENTS. THIS SITE PLAN IS INTENDED FOR THE TOWNSHIP ZONING APPROVAL AND GENERAL CONSTRUCTION ONLY, AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.



NOTE: MAX. 1:50 SLOPE AT H/C SPACE, MAX. 1:20 SLOPE BETWEEN SPACE & ACCESSIBLE ENTRANCE

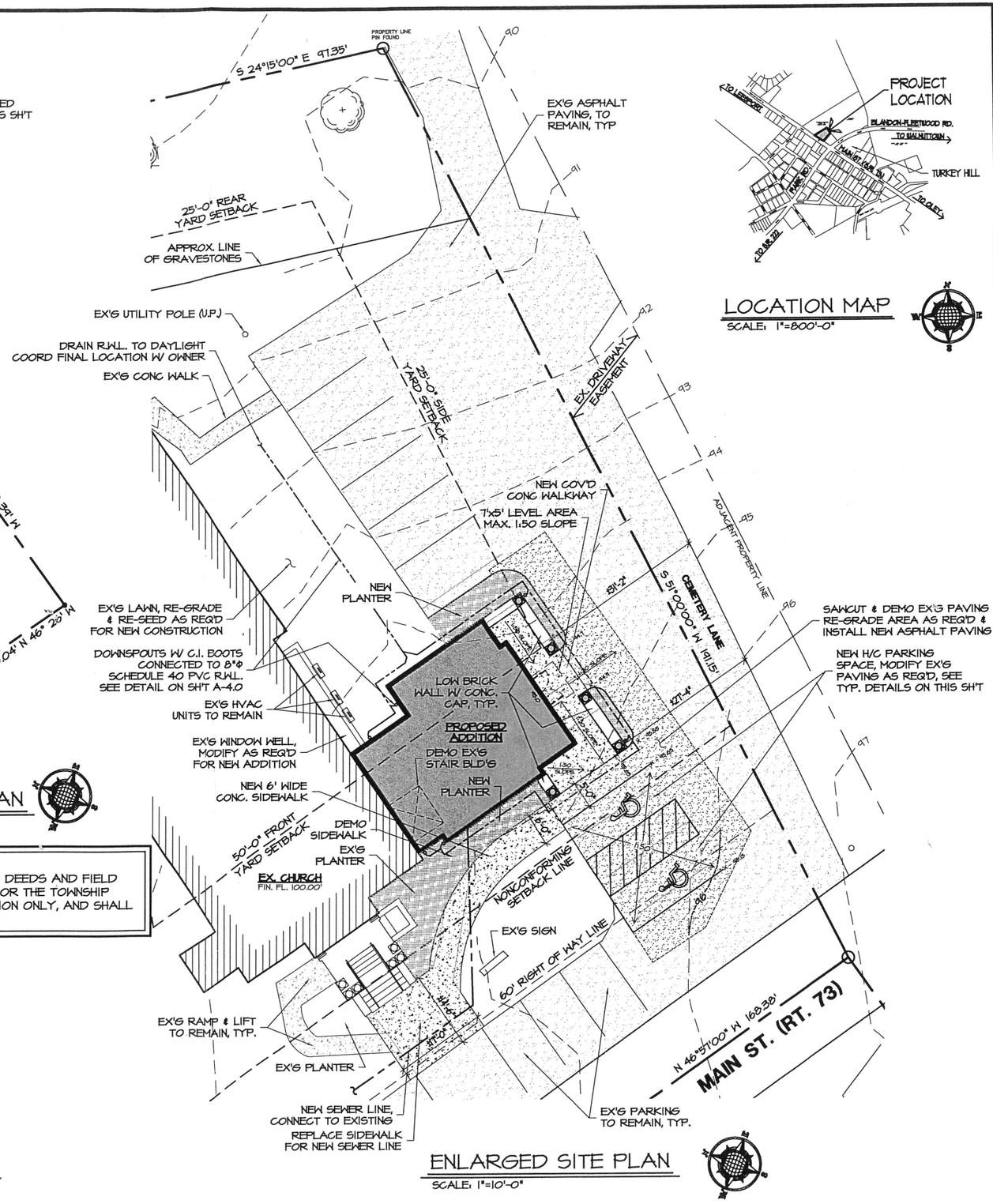
TYP. HANDICAPPED SPACE

SCALE: NONE



TYP. H/C SIGN

SCALE: NONE



ENLARGED SITE PLAN

SCALE: 1"=10'-0"

LOCATION MAP

SCALE: 1"=800'-0"

#	REVISION	DRAWN BY:
1	CONSTRUCTION APPROVAL	FEBRUARY 21, 2014
	PRE-FINAL	JANUARY 10, 2014
	PRELIMINARY	OCTOBER 2, 2013
	CONCEPTUAL	JULY 19, 2013
	EXISTING CONDITIONS	JULY 11, 2012

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IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH ANY PHASE OF THE WORK OR ORDERING OF MATERIALS. IF THE CONTRACTOR ENCOUNTERS ANY QUESTIONABLE CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY VARIANCES FROM THE PROPOSED DESIGN.

PROPOSED ADDITION & RENOVATIONS FOR:

MAIDENCREEK CHURCH

ADA ENTRANCE ADDITION

RT. 73, BLANDON, MAIDENCREEK TOWNSHIP, BERKS COUNTY, PA 19510

WATKINS SYNERGETICS ARCHITECT
PO BOX 432, PA 19522
PH: (610) 944-5936
WATKINSARCHITECT.COM

ISSUED DATE: FEB. 21, 2014

PROJ. NO.: WA - 1496.1

SHEET NO.: CONSTRUCTION A-1.0