

November 2023

A



APPLICATION FOR HEARING

FOR TOWNSHIP USE ONLY		
ZONING CASE # _____		
Application Filed	<u>10/30/23</u>	Planning Commission _____
Hearing Advertised	_____	ZHB/BOS Hearing _____
Notices Mailed	_____	Decision Rendered _____
Site Posted	_____	Notification Sent _____

A. APPLICANT'S NAME: Steve Moore
 ADDRESS: 435 W. Beaver St., Hallam, PA 17406
 PHONE NUMBER: 717-478-4559 EMAIL ADDRESS sgrossmoore@gmail.com

Property is for sale. Presently under contract to purchase by applicant. Original house burnt down. Lot is vacant. Looking to build a home. Sale of lot is contingent on there being enough buildable area on the lot.

B. PROPERTY OWNER'S NAME
 (If different than applicant): Kimberly A. Bucher
 ADDRESS: 1250 Shore Lane, Wrightsville, PA 17368
 PHONE NUMBER: _____

C. CONSULTANT'S NAME
 (If different than applicant): _____
 ADDRESS: _____
 PHONE NUMBER: _____ EMAIL ADDRESS _____

D. Tax Map: 31-000-08 Parcel: 0068-00-00000 Zoning District: Rural Agricultural
 Property Address: 1250 Shore Lane, Wrightsville, PA 17368
 Date purchased: Under Contract - Settlement 10/27/23
 Lot size: acreage 0.79 - or - _____ sq. ft.
 Present use: Residential
 Proposed use: Residential
 Date of previous application (if any): None

- E. Please choose the following:
- APPEAL (Refer to Section 1)
 - CONDITIONAL USE (Refer to Section 2)
 - VARIANCE (Refer to Section 3)
 - SPECIAL EXCEPTION (Refer to Section 2)
 - OTHER - Curative or Zoning Amendment (Refer to Section 4)

LOT COVERAGE WORKSHEET

Directions: Complete this worksheet after taking accurate measurements of all existing impervious surfaces. All dimensions should be consistent with the attached site plan. If this worksheet is not completed or if information is left off, the Zoning Officer may deny the application or complete the worksheet using aerial photographs, previous building permits and any available site information (which may be inaccurate).

ADDRESS: 1250 Shore Lane PIDN: 31-000-08-0068 ZONING: Rural Ag

1. **Lot Size (1 acre = 43,560 s.f.)** Lot size can be found on deed or tax assessment paperwork. Multiply the number of acres by 43,560 to obtain the total square feet (s.f.) of the lot.
- 0.79 ac. 34,412 s.f.

PROPOSED

multiply

Dimensions

Square Feet

- | | | |
|---|-------------------------------|------------------|
| 2. House | <u>48</u> ft x <u>57.6</u> ft | <u>2765</u> |
| 3. Attached Garage | <u>30</u> ft x <u>30</u> ft | <u>900</u> |
| 4. Attached PORCH | <u>12</u> ft x <u>40</u> ft | <u>480</u> |
| 5. Driveway (including stone) | _____ ft x _____ ft | <u>1877</u> |
| 6. Sidewalk/Patio | <u>4</u> ft x <u>46.5</u> ft | <u>186</u> |
| 7. Detached Garage(s) | _____ ft x _____ ft | _____ |
| 8. Decking (not attached to house) | _____ ft x _____ ft | _____ |
| 9. Shed(s) or other accessory buildings | _____ ft x _____ ft | _____ |
| 10. Pool (including surrounding concrete deck) | _____ ft x _____ ft | _____ |
| 11. Barn(s) | _____ ft x _____ ft | _____ |
| 12. Other _____ | _____ ft x _____ ft | _____ |
| 13. Total Existing Lot Coverage (add lines 2-12) | | <u>6208</u> s.f. |
| 14. Total % of Proposed Lot Coverage (deduced by line 1, then multiply by 100) | | <u>18</u> % |

~~PROPOSED (Identify structure, i.e., addition, deck, garage, etc.)~~

~~Dimensions~~

~~Square Feet~~

- | | | |
|--|---------------------|-------------------|
| 15. _____ | _____ ft x _____ ft | _____ |
| 16. _____ | _____ ft x _____ ft | _____ |
| 17. Total Proposed Lot Coverage (add lines 15 & 16) | | <u>_____</u> s.f. |
| 18. Total Coverage in s.f. – existing & proposed (add lines 13 & 17) | | <u>_____</u> s.f. |
| 19. Total % Lot Coverage (line 18 divided by line 1, then multiply by 100) | | <u>_____</u> % |
| 20. Total % Lot Coverage permitted (provided on Page 2 of the application directions) | | <u>15</u> % |
| 21. Total Coverage in s.f. – permitted (multiple line 20 by line 1) | | <u>5,162</u> s.f. |

Lot Coverage is a percentage of the lot area which may be covered with an impervious surface. An impervious surface is made of materials which prevent the percolation of water into the ground. These materials include semi-impervious materials such as gravel stone and block. Examples of surfaces that should be included in lot coverage are buildings, driveways, parking areas, sidewalks, concrete pads, etc.

**SECTION 3
REQUEST FOR VARIANCE
(REFER TO ZONING ORDINANCE SECTION 490-143.C)**

Applicant must provide the following information:

- Name of specific sections in Zoning Ordinance for which Variance is requested:

490-12/490-13 Rural Agricultural Zone: Maximum Lot Coverage, Required Setbacks

- Brief description of nature of Variance requested:

Rural Agricultural setbacks are too restrictive for this size lot.

See attached proposed plan.

Maximum Lot Coverage: From Rural Agricultural of 15% to proposed 18%.

See attached Lot Coverage Worksheet.

- A scaled drawing (site plan) of the site with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of this Ordinance.
- Ground floor elevations of existing and/or proposed structures (excluding residential structures).
- Names and addresses of adjoining property owners, including property owners directly across a public right-of-way.
- If it is alleged that the provisions of the Zoning Ordinance inflict unnecessary hardship upon the applicant due to unique physical circumstances or conditions peculiar to the property, then briefly explain or describe:
 - A. The nature of the unique physical circumstances or conditions peculiar to the property in question and not shared by other properties in the vicinity:

The lot is irregular shaped for 0.79 acre property. Most properties in the area are more rectangular shaped and had homes built prior to the subdivision of the property and the re-zoning to "Rural Agricultural".

- B. Why there is no possibility that the applicant can develop or make reasonable use of the property in strict conformity with the provisions of the Zoning Ordinance:

Because of the large setbacks required and max. lot coverage required in the "Rural Agricultural Zone", presently the lot is unbuildable.

C. Why the unnecessary hardship has not been created by the applicant:

Property was subdivided prior to the present "Rural Agricultural Zone" for the area was adopted.

D. Why the Variance, if authorized, will not alter the essential character of the zone or neighborhood in which the property is located, nor substantially or permanently impair the appropriate use or development of the adjacent property, nor be detrimental to the public welfare:

The neighborhood is a nice residential area. Building on this lot will have not affect on the surrounding lots, except to possible raise their value.

E. Why the Variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulations in issue:

Granting a variance for this property, will allow a home to be built which is continuing the original intended use of this property. Relief is being requested to continue the original intended use for a residence.

F. How the Variance, if within the Floodplain Overlay Zone, will comply with the Section 490-19 of the Zoning Ordinance:

Except for a very small portion of the lot to east, the buildable zone is not within the Floodplain Overlay Zone.

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

See attached authorization from the owner to file a variance.

* Signature

Date

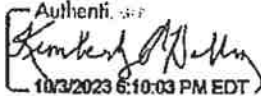
* If other than property owner, authorization from owner to sign must be attached.

October, 2, 2023

To whom it may concern at Hellam Township:

I Kimberly A Bucher NKA Kimberly A Willing give Steven R. Morre per mission to apply for a variance for the property I own located at 1250 Shore Lane Wrightsville PA 17368. If you have any questions or concerns you can reach me at (717) 826-5411 or Kimberlywilling@gmail.com.

Sincerely,

AuthenticID: B7180089

10/3/2023 5:10:03 PM EDT

10/03/2023

Kimberly A Willing