

EAST PIKELAND TOWNSHIP ZONING HEARING BOARD
APPLICATION FOR A VARIANCE, SPECIAL EXCEPTION, OR ZONING APPEAL

6. Property description: Lot size: 40,423 sq ft, Zoning district: R-2
Current use: vacant lot
List all existing buildings and structures: None

7. If the applicant is appealing a determination by the Zoning Officer, attach a copy of the zoning letter and explain why the applicant believes the zoning officer's determination is incorrect, reference applicable sections of the East Pikeland Zoning Ordinance.

N/A

8. If the applicant is changing the use of the property, describe the proposed use.

Building single-family dwelling

9. Indicate by number the section(s) of the East Pikeland Zoning Ordinance the applicant believes to be relevant for the Zoning Hearing Board to grant the applicant's request.

Section 402, 701, 2101, 2102

10. Describe the proposed improvements to the property; and provide a survey or plot plan of indicating the size of the lot, size and location of all existing buildings/structures, size and location of proposed improvements, together with all other required plan details.
If the plan submitted does not meet the requirements, additional plans may be submitted prior to the scheduled hearing, or a continuance may be necessary.

New Construction per plan

Signature of the Applicant or Authorized Representative

8/27/20
Date

Applicant's Initials: RW

EAST PIKELAND TOWNSHIP ZONING HEARING BOARD
APPLICATION FOR A VARIANCE, SPECIAL EXCEPTION, OR ZONING APPEAL

TOWNSHIP VERIFICATION AND ACCEPTANCE
TO BE COMPLETED BY THE ZONING OFFICER OF AUTHORIZED TOWNSHIP REPRESENTATIVE

APPLICANT: ACCOLADE PROPERTIES INC.

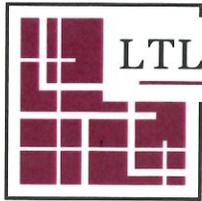
PROPERTY: 69 VALLEY DELL BLVD

DATE ACCEPTED: 09-08-2020 ACCEPTED BY: K. TYLER

APPEAL NUMBER: 2020-4 PAYMENT: \$750

CHECK # 43999

Applicant's Initials: RW



ONE TOWN CENTRE DRIVE
PO BOX 241 • OLEY, PA 19547
610.987.9290 • 1.888.987.8886

RECEIVED

SEP 17 2020

East Pikeland Township

September 14, 2020

Ms. Kisha Tyler, Zoning Officer
East Pikeland Township
1158 Rapps Dam Road
P.O. Box 58
Kimberton, Pennsylvania 19442

RE: Zoning Hearing Board Application
Steep Slopes Encroachment
69 Valley Dell Boulevard

Dear Ms. Tyler:

As requested by the Township, I am providing this letter regarding the above referenced project. The Applicant has applied to the Zoning Hearing Board (ZHB) for relief/approval to construct a new residential dwelling, driveway, grading and other accessory items within steep slopes. Steep Slopes are defined by the Zoning Ordinance as Prohibited Slopes (>25%) and Precautionary Slopes (15% to 25%).

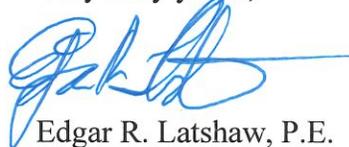
In addition to the ZHB application the Applicant submitted a Site Plan consisting of two sheets, last revised 8/18/20, prepared and sealed by JMR Engineering, LLC. The site plan shows the two Steep Slope categories with shaded areas. The proposed use in the Prohibited Slope area is grading that will create a cut-slope at a 40% (2.5 to 1) slope. The proposed uses within the Precautionary Slope area consist of the residential dwelling, driveway and grading around the dwelling.

As required by Zoning Ordinance Section 402.5.A I have reviewed the application procedures and submittal requirements and offered the following comments:

1. Site Plan – The Site Plan provided is consistent with the Site Plan requirements of Sections 402.5.A (1), (2) and (3). The Steep Slope delineation and shaded areas comply with the criteria of Section 402-Steep Slope Conservation District.
2. Engineering Statement – Section 402.5.A (4) requires a statement, signed and sealed by the engineer, explaining building and grading methods to be used to overcome construction issues within the steep slope areas. The Site Plan should be revised to provide the statement and signature block.
3. Owners Statement – Section 402.5.A(5) requires a statement, signed by the property owner, acknowledging a full understanding of difficulties associated with construction within Steep Slope areas. Revise the Site Plan to provide the statement and signature block.

In summary, the Site Plan should be revised to provide the Engineering Statement and Owner Statement. The Site Plan will then be compliant with Section 402.5.A criteria and it is recommended the Zoning Hearing Board review the application. Do not hesitate to contact me if further assistance is needed with this matter.

Very truly yours,



Edgar R. Latshaw, P.E.
LTL Consultants, Ltd.
Township Engineer

Enclosure

cc: Kim Moretti, Township Manager
Paul Labe, LTL Code Officer
File: W:\eastpike\engineer\2020\69 Valley Dell blvd Steep Slope Encroachment 091420.doc
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