

Trappe Borough

525 West Main Street Trappe, PA 19426
Phone: 610.489.7181 Fax: 610.489.8827
Website: www.trappeborough.com



ZONING HEARING BOARD APPLICATION

(PLEASE TYPE OR PRINT LEGIBLY)

RELIEF BEING SOUGHT

Check all that apply:

- VARIANCE
- SPECIAL EXCEPTION
- APPEAL A DECISION OF THE ZONING OFFICER
- ORDINANCE/MAP VALIDITY CHALLENGE
- CERTIFICATE OF NON-CONFORMITY
- OTHER _____

APPLICANT INFORMATION

NAME: Donald E. Moore, Jr.

ADDRESS: 224 W. Main Street
Trappe, PA 19426

PHONE NUMBERS: (Home) 610-277-1600 (Cell) 610-662-3428
(Work) _____ (Fax) 610-828-7375

E-MAIL: donmoorej@ AOL.COM

SIGNATURE: DATE: 2/29/2024

OWNER INFORMATION (If different from Applicant above)

NAME: _____

ADDRESS: _____

PHONE NUMBERS: (Home) _____ (Cell) _____
(Work) _____ (Fax) _____

E-MAIL: _____

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ZONING HEARING BOARD APPLICATION (Continued)

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PROPERTY INFORMATION

PROPERTY ADDRESS: 224 W. Main Street, Trappe, PA 19426

MAILING ADDRESS: 224 W. Main Street, Trappe, PA 19426

TAX PARCEL NO(S): 23-00-00661-009; 23-00-01249-00-6

DEED BOOK : 5858 DEED PAGE: 02059

BLOCK NO. : 1 UNIT NO: 1

ZONING DISTRICT: VC - Village Commercial LOT FRONTAGE: 110.80' (Main St)

LOT SIZE: 0.86 Acres LOT DEPTH: 350.29' (3rd Ave)

CURRENT USE(S): Funeral Home

PROPOSED USE(S): Funeral Home

CURRENT IMPROVEMENTS: Existing Funeral Home with surface parking lot

PROPOSED IMPROVEMENTS: Building addition and expanded parking lot

CONSULTANT INFORMATION

ENGINEER: Robert E. Blue, Jr., P.E., P.L.S.

FIRM NAME: Robert E. Blue Consulting Engineers, P.C.

ADDRESS: 1149 Skippack Pike, Blue Bell, PA 19422

PHONE NUMBERS: (Work) 610-277-9441 (Fax) 610-277-9897

E-MAIL: rblue@robertblue.com

ATTORNEY: N/A

FIRM NAME: _____

ADDRESS: _____

PHONE NUMBERS: (Work) _____ (Fax) _____

E-MAIL: _____

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ZONING HEARING BOARD APPLICATION (Continued) (PLEASE TYPE OR PRINT LEGIBLY)

APPLICATION FEE

All permit fees must be submitted with the application. See "**Fee Schedule**" for application fees" (available at www.trappeborough.com – click on "Forms, Permits, Maps" link on left side). Please note that the *Fee Schedule* is updated annually. Accordingly, please make sure you are using the current year *Fee Schedule*. The most current "**Fee Schedule**" is available on the Borough website at www.trappeborough.com. You will need to determine whether your application is for a residential or commercial property and pay the appropriate fees. **Checks should be made payable to "Borough of Trappe"**. PLEASE NOTE: All application fees must be paid by check.

Planning & Zoning Applications

7. Zoning Hearing Board - Non-Residential - \$2,500 Fee

FOR BOROUGH USE ONLY:

Application Fee: \$ _____

Paid: Check No: _____ Date: _____ Amount \$ _____ Approved: _____

****Please make checks payable to Trappe Borough****

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ZONING HEARING BOARD APPLICATION (Continued)

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APPLICATION NARRATIVE

NARRATIVE ITEM 1: PLEASE DO NOT LEAVE THIS NARRATIVE ANSWER BLANK.

IDENTIFY EACH SECTION OF THE ZONING ORDINANCE INVOLVED WITH THIS APPLICATION, AND FOR EACH SECTION DENOTE THE RELIEF SOUGHT.

1. Variance from Zoning Ordinance Section 340-53 and Appendix B (Dimensional Table):

To allow the proposed building addition to have a front yard setback of 11.08 feet (which matches the provided setback of the existing building), where a front yard setback of 15 feet is required.

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APPLICATION NARRATIVE

NARRATIVE ITEM 2: PLEASE DO NOT LEAVE THIS NARRATIVE ANSWER BLANK.

STATE THE LEGAL GROUNDS UPON WHICH THE ABOVE-NOTED RELIEF SHOULD BE GRANTED.

The relief from the front yard setback requirement is requested to allow for a building addition to be constructed which will greatly improve the operations of the existing funeral home with no additional traffic impacts. No new seats are proposed within the funeral home, however, the proposed building addition will allow for several separate existing rooms to be combined into one. The addition will also include storage space in the southern wing which will essentially take the place of the existing on-site detached garage which is to be removed.

The existing building currently encroaches into the Front Yard along 3rd Ave with a provided setback of 11.08 feet in lieu of the 15 feet required, which is an existing non-conformity. The proposed addition has been designed to match this existing setback of 11.08 feet in order to best improve the interior space while still allowing for the necessary parking expansion. Per the Trappe Borough Zoning Ordinance, expansion is permitted only to the sides and rear of the existing principal building. Therefore, proposing an addition at the front (Main Street) side of the existing building is not permitted. Also, the existing building was constructed with minimal room beyond the side yard setback along the southern property line. Therefore, the only feasible location for a building addition would be to the rear as is proposed.

The proposed plan presents the minimal relief needed to support the proposed addition and site improvements.

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APPLICATION NARRATIVE

NARRATIVE ITEM 3: PLEASE DO NOT LEAVE THIS NARRATIVE ANSWER BLANK.

IF A VARIANCE IS BEING REQUESTED, STATE THE SPECIFIC HARDSHIP CLAIMED AND THE REASONS WHY A VARIANCE SHOULD BE GRANTED

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APPLICATION NARRATIVE

NARRATIVE ITEM 4: PLEASE DO NOT LEAVE THIS NARRATIVE ANSWER BLANK.

HAS ANY PREVIOUS ZONING APPEAL OR ZONING HEARING BOARD APPLICATION BEEN FILED WITH THIS PROPERTY? YES NO

IF YES, DETAIL BELOW:

The undersigned Applicant hereby attests that all information included as part of this application made to the Zoning Hearing Board is true to the best of Applicant's knowledge, understanding and belief.

Signature:  Date: 2/29/2024

Print Name: Donald E. Moore, Jr.