Legal Notice

TRAPPE BOROUGH ZONING HEARING

NOTICE IS HEREBY GIVEN, in accordance with §340-137 of the Trappe Borough Zoning Ordinance of 1973, as amended, (hereinafter, "Ordinance"), of a Hearing before the Trappe Borough Zoning Hearing Board on September 14, 2026, at 6:30 P.M., to be held at the Trappe Borough Municipal Building, 525 W. Main Street, Trappe Borough, PA, regarding the Application of Thomas, Jr., and Gina Falcone, 105 Colonels Place, Trappe, PA, owners of the property located in the VC - Village Commercial District for variances from § 340-53 and the Dimensional Table requirements as set forth in Appendix B of the Ordinance to permit a building coverage of 24.1% rather than the maximum permitted building coverage of 20%, and to permit an impervious coverage of 40.8% rather than the maximum permitted impervious coverage of 35% in order to construct an addition to the residence at the property.

At the time of the Hearing any person or parties interested will be given full opportunity to be heard. The Board reserves the right to conduct such other business as may come before it.

TRAPPE BOROUGH
ZONING HEARING BOARD
Alan B. Kegerise, Chairman
Wendy Feiss McKenna, Solicitor

Borough of Trappe

525 W. MAIN STREET, TRAPPE, PA 19426
Phone: 610.489.7181 Fax: 610.489.8827
www.trappeborough.com

Elizabeth Cady, Council President
Benjamin Ratkiewicz, Council Vice President
Scott Martin, Council Member
Mallory Perlin, Council Member
Heather Gustafson, Council Member
Stewart Strauss, Council Member
Eric Fabiszewski, Council Member
Heather Blumenthal, Mayor
Marcus V. Dolny, Borough Manager

June 10, 2026

Thomas Falcone Jr.
105 Colonels Place
Trappe, Pa 19426

Zoning Review Application – New Construction

The Application received on June 10, 2026 for the construction of an addition for a caretaker or parental living space has been reviewed by my office with the following findings:

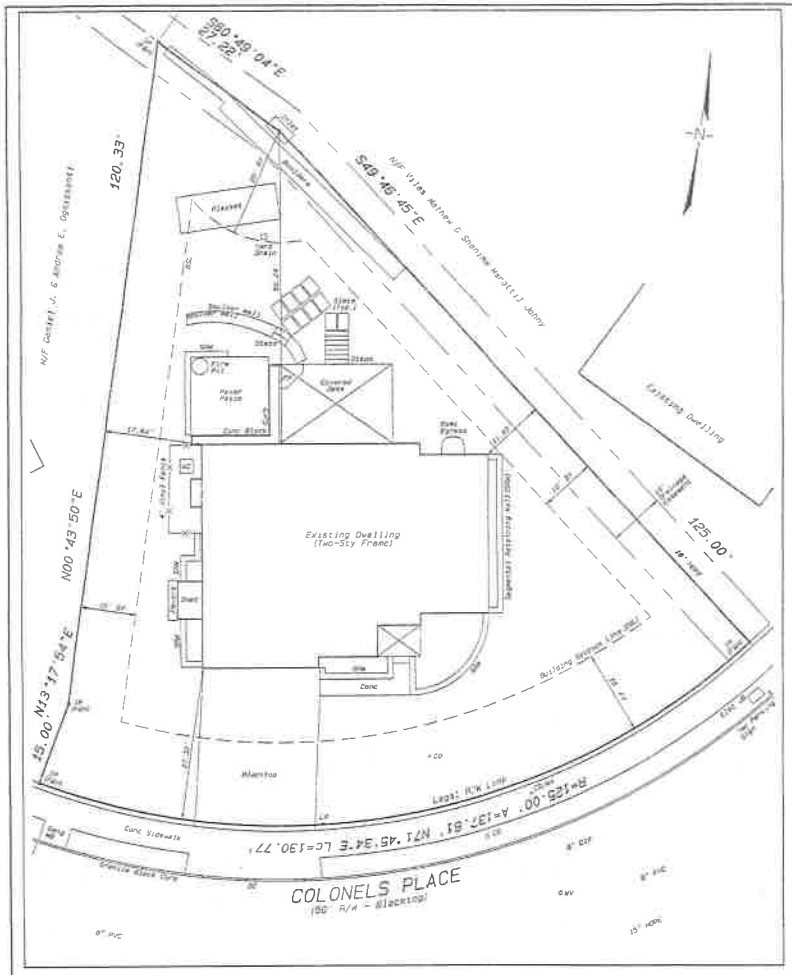
The Application meets the majority of zoning requirements set forth in the Borough of Trappe's Zoning Ordinance. The application however fails to meet the requirements of 20% building impervious for the Village Commercial District and cannot be approved.

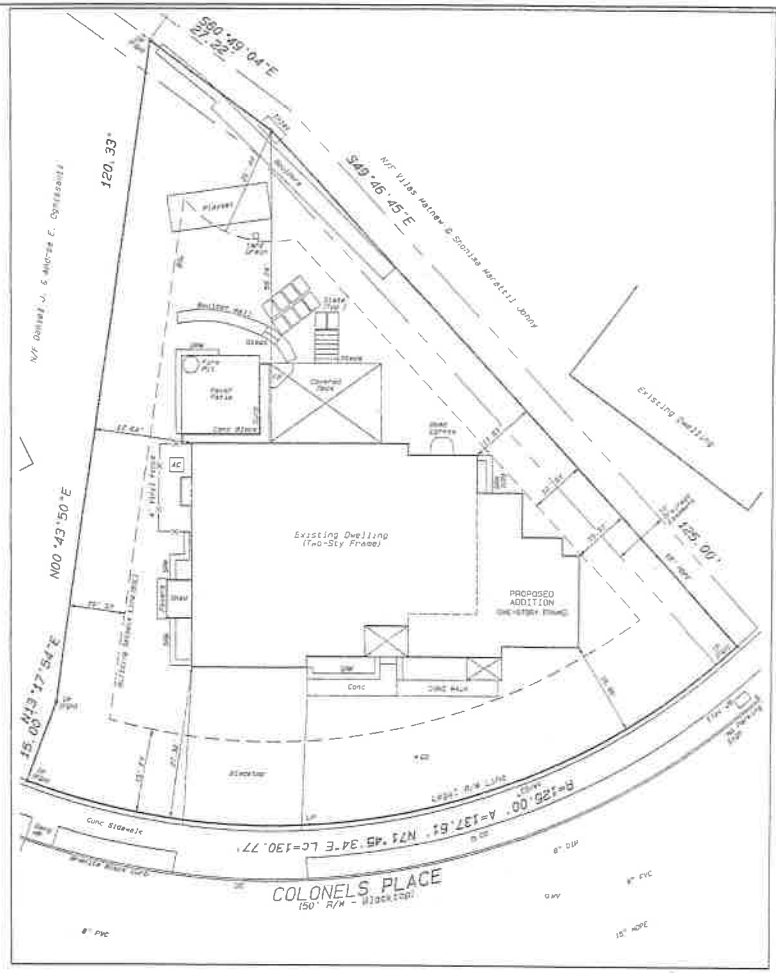
- Lot Size -10,041 sq ft.
  - Current Building Impervious – 1,838 sq ft.
  - 18.3% Coverage
  - Addition (15' x 24') – 360 sq ft.
  - New Combined Total
  - **21.9% Proposed Coverage**

Applicant may reduce the footprint of the addition or appeal for a variance to the Zoning Hearing Board.

If you have additional questions, please contact my office.

Marcus V. Dolny
Borough Manager/
Zoning Officer





LEGEND

CONTOURS PLOTTED FROM PENNSYLVANIA SPATIAL DATA ACCESS (USING MAPPING RESOURCES).

VARIANCES REQUIRED

1. ZONING ORDINANCE §240-53 -
   TO ALLOW A BUILDING OVERHANG OF 0.9' IN LIEU OF THE MAXIMUM PERMITTED OVERHANG OF 2'0".
2. ZONING ORDINANCE §240-52 -
   TO ALLOW AN IMPERVIOUS COVERAGE OF 40.0% IN LIEU OF THE MAXIMUM PERMITTED IMPERVIOUS COVERAGE OF 35%.

Lot Area = 10,041 SF
0.2305 AC

DATE	REVISIONS	REVISION NO.

GRAPHIC SCALE 1"=10'
0 10 20 30

UNDERGROUND UTILITIES
PA. ACT 187 OF 1996-ONE CALL NOTIFICATION (1-800-242-1776)
DATE
SERIAL NO.

JOSEPH M. ESTOCK
PROFESSIONAL LAND SURVEYOR

Existing Features

Existing Impervious Surfaces:

Dwelling	1,668 SF
Covered Deck	240
Paver Patio	168
Blacktop Driveway	1,008
Paver Walk	104
Boulder Wall(along PL)	180
Boulder Wall(off deck)	48
Steps	88
Steps	32
Shed	120
Shed	120
Shed & shed	24
Pergola & shed	120
AC	24
Conc Walk	84
Retaining stone wall	12
Stone drainage section @ front	12
Stone drainage right side of dwlgl	12
basement egress	12
Total:	3,547 SF

Existing Building Area:

Dwelling	1,668 SF
Shed	11 SF
Total:	1,679 SF

ZONING DATA
DISTRICT: VC - VILLAGE COMMERCIAL

	REQUIREMENTS	Existing
LOT AREA:	10,000 SF (MIN)	10,041 SF
LOT WIDTH @ BLDG LINE:	80 FT (MIN)	120.33 FT
SETBACKS:		
FRONT YARD:	15 FT (MIN)	17.30 FT
SIDE YARD:	10 FT (MIN)	31.92 FT
REAR YARD:	25 FT (MIN)	78.44 FT
BUILDING COVERAGE:	35 % (MAX)	16.6 % (1,668 SF)
IMPERVIOUS COVERAGE	35 % (MAX)	16.9 % (1,697 SF)
BUILDING HEIGHT:	35 FT (MAX)	9.33 FT
	2.5 STY (MAX)	1 STY
ACCESSORY USES:		
SIDE YARD:	5 FT (MIN)	-
REAR YARD:	5 FT (MIN)	-

PROPOSED FEATURES

PROPOSED IMPERVIOUS AREAS:

DWELLING	1,668 SF
COVERED DECK	240
PAVER PATIO	168
BLACKTOP DRIVEWAY	808
PAVER WALK	104
BOULDER WALL (ALONG PL)	180
BOULDER WALL (OFF DECK)	48
STEPS	88
STEPS	32
CONCRETE WALKWAY PATIO	120
SHED	120
SHED & SHED	24
PERGOLA & SHED	120
AC	24
CONC WALK	84
RETAINING CONC WALL(S)	81
RETAINING STONE WALL (OPTIONAL @ FRONT)	8
RETAINING STONE WALL (ALONG SIDE OF DWLG)	12
BASEMENT EGRESS	12
PROPOSED ADDITION	520
PROPOSED PORCH	168
PROPOSED CONC WALK	53
TOTAL:	4,094 SF

PROPOSED BUILDING AREA:

DWELLING	1,668 SF
SHED	11 SF
ADDITION (PROPOSED)	520 SF
TOTAL:	2,409 SF

ZONING DATA
DISTRICT: VC - VILLAGE COMMERCIAL

	REQUIREMENTS	PROVIDED
LOT AREA:	10,000 SF (MIN)	10,041 SF
LOT WIDTH @ BLDG LINE:	80 FT (MIN)	120.33 FT
SETBACKS:		
FRONT YARD:	15 FT (MIN)	16.40 FT
SIDE YARD:	10 FT (MIN)	32.17 FT
REAR YARD:	25 FT (MIN)	78.44 FT
BUILDING COVERAGE:	35 % (MAX)	16.6 % (1,668 SF) (a)
IMPERVIOUS COVERAGE:	35 % (MAX)	40.8 % (4,094 SF) (a)
BUILDING HEIGHT:	35 FT (MAX)	9.33 FT
	2.5 STY(MAX)	1 STY
ACCESSORY USES:		
SIDE YARD:	5 FT (MIN)	-
REAR YARD:	5 FT (MIN)	-

(a) - VARIANCE REQUIRED

PROJECT TITLE:

105 COLONELS PLACE

TRAPPE BOROUGH - MONTGOMERY COUNTY - PENNSYLVANIA

DRAWING TITLE:

ZONING HEARING BOARD APPLICATION PLAN

PREPARED BY
JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors
JE
321 Public Line
Collegeville PA 19426-3114
(610) 466-0757
joe@josephestock.com

SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
1" = 10'	20 AUGUST 2025	25053	338	1 of 1