

APPLICATION/APPEAL TO THE ZONING HEARING BOARD OF UNION
TOWNSHIP

Instructions for preparing this form:

- A. All questions that apply to the application should be fully answered. If all questions are not answered, the application shall be returned.
- B. If you need more space, use blank sheets but please use paragraph numbers corresponding with this application.
- C. Photos or other exhibits are useful to the Zoning Hearing Board and are encouraged to be attached to this application. This application should include items such as lot dimensions and locations of building (both planned and present).
- D. The application must be signed by all applicants, and the affidavit must be notarized by a Notary Public or District Justice. Consent of the owner, where applicable, should be completed.
- E. Important property rights are involved with this application, and you may desire to seek the advice of an attorney before filing this application.
- F. The date this application is considered filed shall be the date noted below and not the date the application was completed or notarized.

THIS APPEAL PETITION HAS BEEN RECEIVED BY ME THIS 1st DAY OF
November, 2024.


Township Secretary

Note: The Township Secretary is not authorized to receive any application not accompanied by the required fee.

Revised 11/11/24



1. Give full names, addresses and telephone numbers of applicant(s):

Wayne L. and Susan S. Dobson

73 Shed Road

Douglasville, PA 19518-9783

2. Do you own the property covered by this appeal? YES NO

If not, give the full name, address and phone number of the owner:

N/A

3. a. If you do not own the property, what is your interest in the property?

N/A

b. Attach the written authority from owner (or controlling document, lease or rental agreement) that allows the applicant to make this application.

4. Check the type of relief you are seeking:

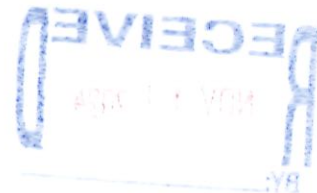
() Appeal from municipal officer or engineer or an appeal from a zoning violation
(include \$1,000.00 fee with this application).

() Application for variance from Zoning Ordinance.
(include \$1,000.00 fee with this application).

() Application for special exception which is expressly provided for in Zoning Ordinance
(include \$1,000.00 fee with this application).

() Substantive or procedural challenge to a Union Township Zoning Ordinance or
Subdivision and Land Development Ordinance (include \$2,000.00 fee with this
application).

() Application for conditional use (include \$1,000.00 fee with this application).



- () Application for a curative amendment to the Union Township Zoning Ordinance (include \$2,000.00 fee with this application).
- () Application for an amendment to the Union Township Zoning Ordinance or Subdivision and Land Development Ordinance (include \$1,000.00 fee with this application).
- () All other zoning-related proceedings (except planning approvals of PRDs and subdivision and land developments), whether before the Union Township Zoning Hearing Board or the Board of Supervisors of Union Township (include \$1,000.00 fee with this application).

5. Give a brief description (i.e. lot size, square footage and dimensions) and location of the real estate covered by this appeal.

12.238 Acres being Lot 6, Coventry Acres

6. Include a copy of the latest deed to the property (including and recorded easements) and the Volume and Page numbers where the deed is recorded in the Berks County Recorder of Deeds Office.

7. Please provide the following:

Present zoning classification: Agricultural

The present and future improvements: Existing single family dwelling and outbuildings
~~on Residue Lot, proposed addition of new single family dwelling on proposed Lot 1, being 1.989 Acres~~
as shown on attached plans.

The present use of the property: Existing single family dwelling.

8. a. Please provide the Article and Section of the Union Township Zoning Ordinance of 1995 from which relief is desired: 200-100 E. Common driveways shall be prohibited unless no feasible alternative exists. F. Width shall be no less than 30 f., 22.5 provided.
200-19 Lot Width shall be 150 feet, 22.5 feet provided.

b. Please provide in detail the relief sought by this application and why it should be granted: See Addendum.

c. If a substantive or procedural challenge to the validity of the Union Township Zoning Ordinance or Subdivision and Land Development Ordinance, please provide in detail the grounds for such a challenge: N/A

d. If a variance is requested, please provide the specific details regarding the unnecessary hardship allegedly imposed upon you, how this hardship arose, and the unique physical circumstances of the property necessitating approval

See Addendum.

e. If this is an appeal from the ruling of an administrative official, please attach a copy of the ruling and:

Identify the ruling which has been made against you: N/A

The reason why you feel the ruling was wrong: _____

9. Describe what you intend to do with the property if the relief you request is granted (feel free to include sketches or drawings): See Addendum

10. List the names, addresses and telephone numbers of all property owners who border on or who are located within 500 feet of the property.

See Addendum.

11. Will you be represented by an attorney? YES NO.

If yes, my attorney is: Name: Mark H. Koch, Esq.
Address: 217 N. 8th St., P.O. Box 8514
Reading, PA 19603
Phone: _____

THIS APPEAL PETITION is executed by applicant(s) this 31 day of October, 2024.

Wayne J. Adams
Applicant(s)
Juan P. Dobson

The owner(s) of the real estate subject to this application hereby authorizes the appropriate township officials and representatives to view and inspect the property which is subject of this application at any time during the pendency of the application and the construction related thereto.

Wayne L. Dobson
Owner(s)
Susan S. Dobson

COMMONWEALTH OF PENNSYLVANIA

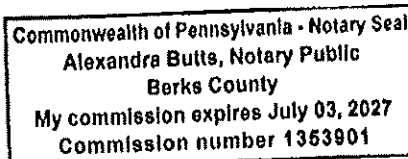
: SS

COUNTY OF BERKS

On the 31 day of October, A.D. 2024, before me, the undersigned officer, personally appeared Wayne L. Dobson, Susan S. Dobson, known to me or satisfactorily proven to be the person (s) whose name is subscribed to the within application and who acknowledged that the information provided in this application is true and correct to the best of their knowledge, information and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Alexandra Butts
Notary Public



Addendum to Zoning Application
of Wayne L. Dobson and Susan S. Dobson

Applicant is the record owner of the Property and has been since about 1983. The Property is a flag lot containing approximately 12.238 acres. Applicant desires to subdivide the flag pole and the Property to provide shared access to a proposed Lot 1 consisting of 1.989 acres and the remaining Residue lot of 10.247 acres which contains the existing dwelling and outbuildings as shown on the attached Plan. Applicant intends to transfer the residue Lot to their children and construct a new single-family residence on lot 1 for Applicant.

Section 200-100 prohibits flag Lots in certain circumstances and while applicant is not creating a new flag lot, they are essentially creating another flag lot out of an existing flag lot.

Applicants request relief from subsection E where common driveways are prohibited unless there is no feasible alternative. In this case, the topography significantly restricts the ability to provide a second driveway.

Applicants request a variance from subsection F, which requires a minimum width of 30 feet where 22.5 (half of the existing 45 foot flagpole) is provided.

Applicants request a variance from Section 200-19, which requires a minimum width of 150 feet where 22.5 feet is provided.

Applicant asserts that subsections A, B and C do not apply as Applicant's subdivision is not a residential development, however, in the event that the Board determines that they do apply Applicant request dimensional variances from subsections A, B and C as well.

Adjoiners

See attached.

list of names, addresses and telephone numbers for property owners who border on or are located within 500 ft of 73 Shed Rd

ASH JAMES S
57 SHED RD DOUGLASSVILLE PA 19518-9783
(484) 354-0494

GRESKO DAVID A & DONNA L
65 SHED RD DOUGLASSVILLE PA 19518-9783
(610) 385-0373

SWARTZ JOHN A SR & GAIL A
69 SHED RD DOUGLASSVILLE PA 19518-9783
(610) 385-4722

SERPICO GERALDINE
77 SHED RD DOUGLASSVILLE PA 19518-9783

LAYMAN RONALD J & SARAH L
85 SHED RD DOUGLASSVILLE PA 19518-9783
(610) 385-7553

SCHNEIDER BRAD J & TRICIA A
89 SHED RD DOUGLASSVILLE PA 19518-9783
(610) 406-1002

SHERVAIS RICHARD A & MARY BETH
91 SHED RD DOUGLASSVILLE PA 19518-0479
(610) 721-1755

LEA MILDRED M
92 SHED RD DOUGLASSVILLE PA 19518-9782
(610) 385-4956

DRUZBA PAUL A & WANDA J
119 SHED RD DOUGLASSVILLE PA 19518-9741
(610) 385-3382

GROLLER ALLAN A & SUE ANN
PO BOX 423 DOUGLASSVILLE PA 19518-0423
(610) 385+6497

SOPHIA ARIANA INC
2650 AUDUBON RD AUDUBON PA 19403-2400



Search for parcel number



CRUISER RD

Lee 92 Shed Rd

SILVER RD

Layman
85 Shed Rd

Scapico
77 Shed Rd

Garcia
65 Shed Rd

Ash 57 Shed Rd

Swartz 69 Shed Rd

Dobson 73 Shed Rd

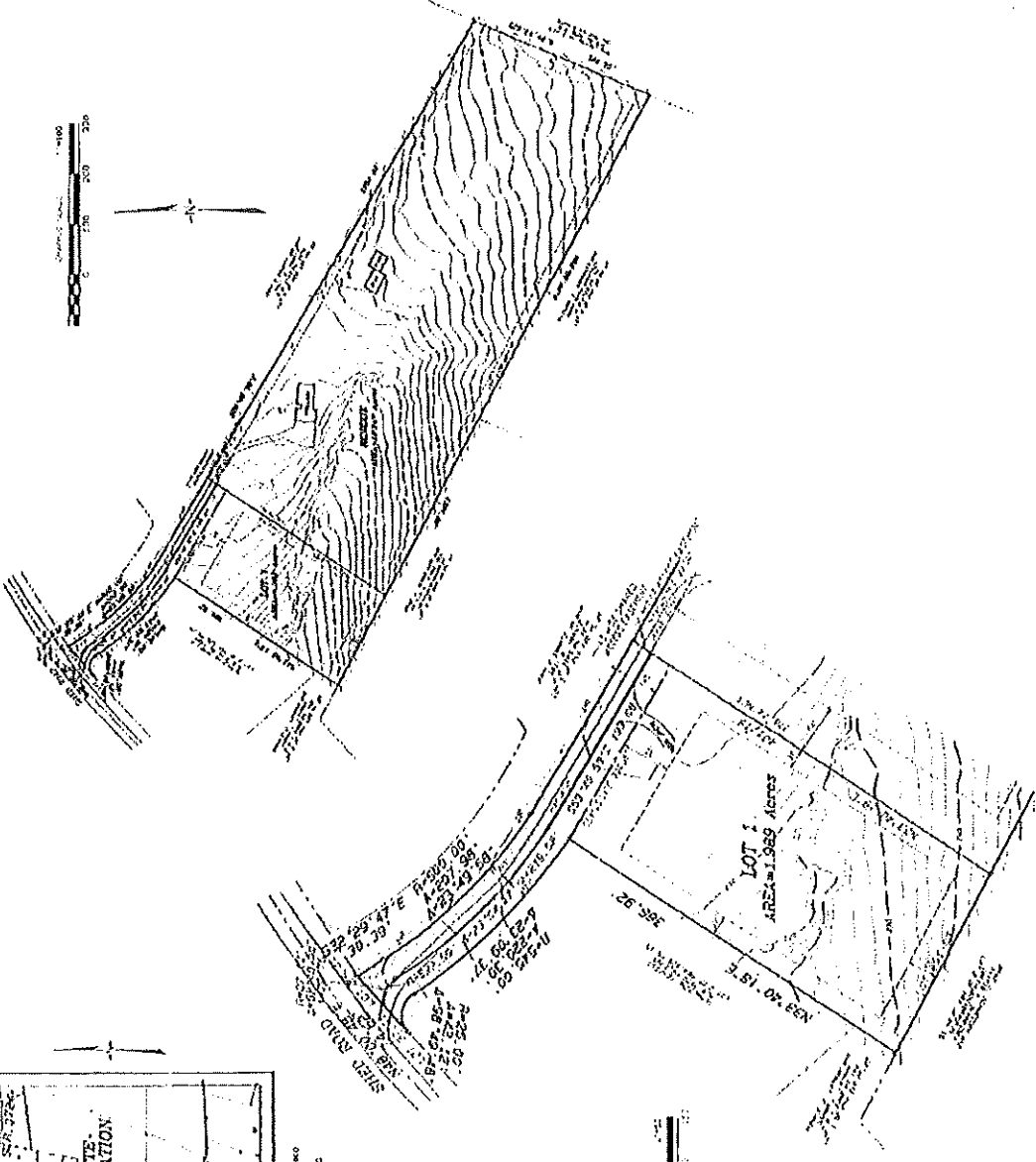
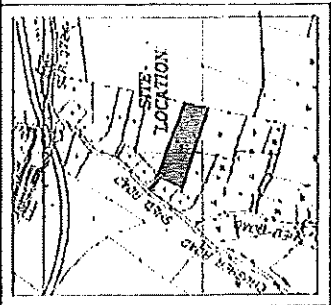
Schnedler 89 Shed Rd

Druzba 119 Shed Rd

Groller
PO Box 423

Sherratt 91 Shed Rd

Sophia Ariana Inc
2650 Audubon Rd



CUSTOMER: Mr. J. J. Smith
PROJECT: Subdivision
DATE: 1/15/50
BY: J. W. Housner
SCALE: 1" = 40'
NOTE: This plan was prepared for the purpose of showing the location of the proposed lots and the proposed roads. It is not to be used for any other purpose without the consent of the Surveyor.

SKETCH PLAN DOBSON SUBDIVISION

JOHN W. HOUSNER
 Professional Land Surveyor
 225 Third Avenue
 Scranton, Pa. 18502
 (610) 942-2200

DATE	1/15/50
SCALE	1" = 40'
BY	J. W. Housner
FOR	Mr. J. J. Smith
PROJECT	Subdivision
NO.	1
DATE	1/15/50
SCALE	1" = 40'
BY	J. W. Housner
FOR	Mr. J. J. Smith
PROJECT	Subdivision
NO.	1

Fee Simple Individual

This Indenture, made this 22nd day of November 1982

Between, JOSEPH H. SMITH and ELEANOR E. SMITH, h/w

(hereinafter called the Grantor) of the one part and

WAYNE L. DOBSON and Susan S. Dobson h/w

(hereinafter called the Grantee) of the other part.

Witnesseth, That in consideration of SEVENTEEN THOUSAND ONE HUNDRED THIRTY-THREE and 20/100 (\$17,133.20) Dollars, in hand paid the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantee, their heirs and assigns, as tenants in entirety,

ALL THAT CERTAIN lot or piece of ground, situate in Union Township, Berks County and State of Pennsylvania bounded and described in accordance with two separate Subdivisions made for Country Acres, Inc. made by Coventry Associates Registered Professional Land Surveyors, (1) dated 5/14/1982 and (2) dated 5/18/1982 and both revised 9/20/1982 and bounded and described as follows, to wit:

BEGINNING at a point on the Southeastly New Right of Way line of Legislative Route 06097 said point being a corner of lot 2 as shown on the above mentioned plan; thence extending from said beginning point and along the Southeastly side of Legislative Route 06097 North 48 degrees 00 minutes 48 seconds East 74.62 feet to a point a corner of lot 5 as shown on the above mentioned plan; thence extending along the same the three following courses and distances: (1) South 32 degrees 29 minutes 47 seconds East 30.39 feet to a point of curve (2) Southeastwardly on the arc of a circle curving to the left having a radius of 500 feet the arc distance of 207.98 feet to a point of tangent and (3) South 59 degrees 45 minutes 58.7 seconds East 1254.60 feet to a point a line of lands now or late of S.H. Burbank; thence extending along the same South 23 degrees 14 minutes 49 seconds West 280 feet to a point a corner; thence extending along lands now or late of J.B. and J.B. Kocher and T. Stricker North 62 degrees 05 minutes 44 seconds West 1327.82 feet to a point; thence extending along the rear lines of lots 1 and 2 on the above mentioned plan; South 33 degrees 40 minutes 17.6 seconds West 386.92 feet to a point; thence extending along lot 2 the two following courses and distances: (1) Northwestwardly on the arc of a circle curving to the right having a radius of 545 feet the arc distance of 220.30 feet to a point of reverse curve and (2) Northwestwardly on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 43.12 feet to a point of tangent on the Southeastly side of Legislative Route 06097 being the first mentioned point and place of beginning.

BEING Lot Number 6 as shown on the above mentioned Plan.

CONTAINING in Area 91,558 square feet.

BEING part of the same premises which Country Acres, Inc. (a Pennsylvania Corporation) by Deed dated 7/17/1980 and recorded in Berks County in Deed Book 1784 page 314 granted and conveyed unto Joseph H. Smith and Eleanor E. Smith, his wife, in fee.

BEING PARCEL NO:

Realty Transfer Tax paid on \$17,133.25
22 Daniel Hecene Area Schools \$ 1562
4 Amity Township \$
11 Birdsboro Borough \$
82 Union Township \$ 2566

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALTY TRANSFER TAX
171.33

1711623 19821377

1823 1378

And the said Grantors do hereby covenant to and with the said Grantee that they, the said Grantee, their heirs, successors and assigns SHALL and WILL WARRANT and forever Defend the herein above described premises, with the hereinaunts and appurtenances, unto the said Grantee, his heirs, successors and assigns, against the said Grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under them or any of them.

In WITNESS WHEREOF, the said Grantors have caused these presents to be duly executed, the day and year first above written.

Witness and Delivered to the presence of:

Joseph H. Smith (Seal)
Joseph H. Smith
Eleanor E. Smith (Seal)
Eleanor E. Smith

Commonwealth of Pennsylvania : County of Montgomery
On this, the 22nd day of September 1922

appeared before me, personally appeared Joseph H. Smith and Eleanor E. Smith

known to me to be the persons whose names are subscribed to the within and who executed the same for the purposes therein contained.

WILLIAM G. FERRIS, Notary Public
Knox Co., Pa.
My Commission Expires 11-11-23

William G. Ferris (Seal)

1823 1377

Application No. 1776A
C 1378 F
PIONEER NATIONAL TITLE
INSURANCE COMPANY

Decd

JOSEPH H. SMITH and
ELEANOR E. SMITH h/w

WILLIAM G. DOBSON and
SUSANNE DOBSON his wife

Dec 6 1922

TRANSFER TAX
STATE \$ 171.37
LOCAL \$ 171.37

The address of the Grantee is

RD 1, Box 2519
Records in Decd Book 1823 page 577
Nov 6 1922
GIVEN under my hand and the seal of the said office, the date above written.
James H. Ferguson (Seal)
Recorder of Deeds