RECEIVED
MAR 29 2022
Amity Township

TOWNSHIP OF AMITY

To Be Completed by Applicant:	Township Use Only:
Name: Zemac Acquisition LLC	File #:
Address: 835 Whitney Avenue	Date Received:
Blue Bell, PA 19422	Fee Paid:
Email address: [redacted]	Received By:
Phone No: [redacted]	Approved/Disapproved:
	Date Approved/Disapproved:

APPLICATION TO

THE ZONING HEARING BOARD

OF
AMITY TOWNSHIP
BERKS COUNTY, PENNSYLVANIA

All sections of this form must be completed, and all necessary filing fees paid in accordance with a fee schedule adopted by resolution by the Board of Supervisors, $550.00 for Residential Zoning or $750.00 for Commercial Zoning. Any requested information, back-up documentation and dates shall be supplied where indicated. Failure to do so may delay any consideration by the appropriate reviewing agency. An appeal from the Zoning Officer's decision shall be made within thirty (30) days of receipt of written notice.

Subject to schedule of the advertised public hearing, the applicant or his/their representative is expected to prepare their proposal for consideration. If applicant or representative fails to prepare in a timely manner the information, he/they may request a continuance of such hearing. Any and all additional costs associated with the necessary preparations to reschedule and continue such hearing, shall be borne by the applicant, including but not limited to advertising, stenographer fees, etc.

CERTIFICATION

In accordance with all other ordinances, laws and mandates of Amity Township, Berks County and the Commonwealth of Pennsylvania, I/We Zemac Acquisition LLC hereby make application for: (please check applicable relief x Variance and/or _____ Special Exception and/or _____ Appeal from the Zoning Officer's decision of said Zoning as more fully described in the Amity Township Zoning Ordinance, adopted March 1, 1968; and, as amended from time to time.

CHAPTER: 32	SECTION: 405 and 405.b.19 (Lot 1)
CHAPTER: 32	SECTION: 505.(c) (Lot 1)
CHAPTER: 32	SECTION: 960.(a)(4) (Lot 1)
CHAPTER:	SECTION:

[redacted]

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION:

Name of Applicant: Zemac Acquisition LLC

Address: 835 Whitney Avenue, Blue Bell, PA 19422

Phone (Day): [redacted] Phone (Night): [redacted]

1. Name and address of the owner of the property under consideration:

   Estate of Donna L. Sink 215 Garey Road, Douglassville, PA 19518-9753

   c/o David James Sink, Ex.

   Please advise of the applicant's interest in the property if other than the titled owner (i.e. equitable owner, attorney in fact, etc.)

2. Exact location of the property under consideration:

   209 Monocacy Creek Road, Douglassville, PA 19518

   Prop Id No.: 24-5354-09-17-7220 Lot No. 1
   (Obtained from your tax bill, Berks County Assessment website or Amity Township GIS Map)

   Subdivision Name:

3. Zoning District: HC - Highway Commercial District Lot Area (Sq. Ft.) 13.479 Net Acres

   Lot Dimensions Various (see plans) feet X feet

4. Present or most recent use of structure and/or lot. (If vacant, state last date of use).

   Vacant land

5. Please describe more fully the intended use and any improvements, if necessary, to comply with all other Township ordinances or codes in effect at the time of application:

   Please see addendum

6. Please explain why you deem it necessary that this appeal be heard:

   Please see addendum

[redacted] [redacted]

Please complete the following questions to the best of your knowledge and ability:

1. Is present or most recent use described as non-conforming, special exception, variance or conditional use? No Date use was granted: _____

2. Is use properly registered with Amity Township? Unknown

3. Is the existing structure proposed for consideration approved by the Pennsylvania Department of Labor and Industry or has application been submitted? Yes _____ No _____. If yes, a copy of the Certificate of Occupancy from Labor and Industry must accompany this application.

4. Is this property serviced by public water? Yes (yes/no) public sewer? Yes (yes/no)

5. If sewer system is private, indicate type: drain field _____ stream discharge _____.

   sand mound _____ spray irrigation _____ or other _____.

   If an on-lot septic system is in use or projected for use, please indicate the size, capacity and the location of the system.

6. Have sewage permits been issued for the proposed/existing us? _____ (Attach copy of permit approval).

7. List all adjacent property uses (i.e. residential, commercial, industrial, etc):

   Residential and Commercial to the South; Residential to the West; Residential and Commercial to the North and East

8. List owners of all adjacent parcels (including across the street, side yard and rear yard):

   Name: Address:

   Please see Addendum

9. If proposed use is either commercial or industrial, will off-street loading/unloading area be provided?

   Yes (yes/no) Frequency of deliveries? Varies Time(s)? 7:00 AM - 9:00 PM

   Maximum size vehicle loading/unloading area will accommodate? WB-67

Will access area need to be created or enlarged? Yes

Please indicate number of Existing parking spaces N/A Proposed 54+

Describe current and/or proposed parking surface (i.e. stones, macadam, etc.)

Proposed parking surface will be stone and/or macadam paving

10. Is there a current PennDOT or Amity Township highway occupancy permit issued for this property? Yes _____ No X. If yes, attach copy to this application.

The following must be submitted along with the application:

1. A sketch plan of the property with existing structures, if any, and proposed improvements, if necessary, shall be drawn to scale.
2. Property lot lines and any intrinsic characteristics of the subject property shall be delineated.
3. The property shall be labeled to include the most immediate intersecting public or private roads.

The application, plans, designs, sketches and supporting data shall become a part of this application and the property of the Amity Township public file system.

Signature

3/22/22
Date

David Szeker - Manager
Printed Name (& Title if applicable)

Signature

Printed Name (& Title if applicable)

If applicant is a corporation or fictitious name, please have this application executed by the authorized officer(s).

Applicant acknowledges that the Township has sixty (60) days, from the date of receipt of a complete application, to schedule the public hearing.

ADDENDUM TO ZONING APPLICATION OF

ZEMAC ACQUISITION LLC

Applicant is the Equitable Owner of Lot 1 and Lot 2 ("collectively Lots") as shown on the Plan included herewith. Each lot is currently a separately subdivided parcel owned by separate entities. Applicant desires to develop the Lots simultaneously.

Lot 1 is proposed as Heavy Construction Contractors Establishment ("HCCE") which will require a use variance pursuant to Section 32-405 to permit the HCCE use pursuant to 32-960 in the H-C District. Applicant proposed to construct a 360'x60' building to be divided into six (6) rental units to be utilized by a HCCE use or any other permitted use. The proposed HCCE use may utilize all or a part of the building and/or outdoor storage and lay down area and Applicant requests a variance pursuant to 405.b.19 to allow more than one (1) permitted use on Lot 1.

Additionally, Lot 1 will require a variance from 505.c due to minimal impact to the steep slopes as shown on the Plans and a variance from 960(a)(4) to eliminate the high intensity buffer screen along the common property line between Lot 1 and Lot 2.

Lot 2 is proposed for self-storage which is a permitted use. Applicant suggests that the proposed use of Lot 1 and Lot 2 are substantially similar and such that requiring a buffer between the Lots would be unnecessary and counterproductive. Applicant further suggests that all variances other than the use variance are dimensional and de-minimis.

LIST OF ADJOINERS

Yetto's Boarding/Grooming LLC
27 Hafer Road
Oley PA 19547-8503

Estate of Mona Myers
c/o Doug LaSalle Ex
1109 Breezy Knoll Street
Minneola FL 34715-5636

Rocco B. and Cheryl R. Martinozzi
207 Monocacy Creek Road
Birdsboro PA 19508-1406

Jacob T. West
408 Pleasant View Drive
Douglassville PA 19518-9263

Larry and Mary Jolley
160 Monocacy Creek Road
Birdsboro PA 19508-1414

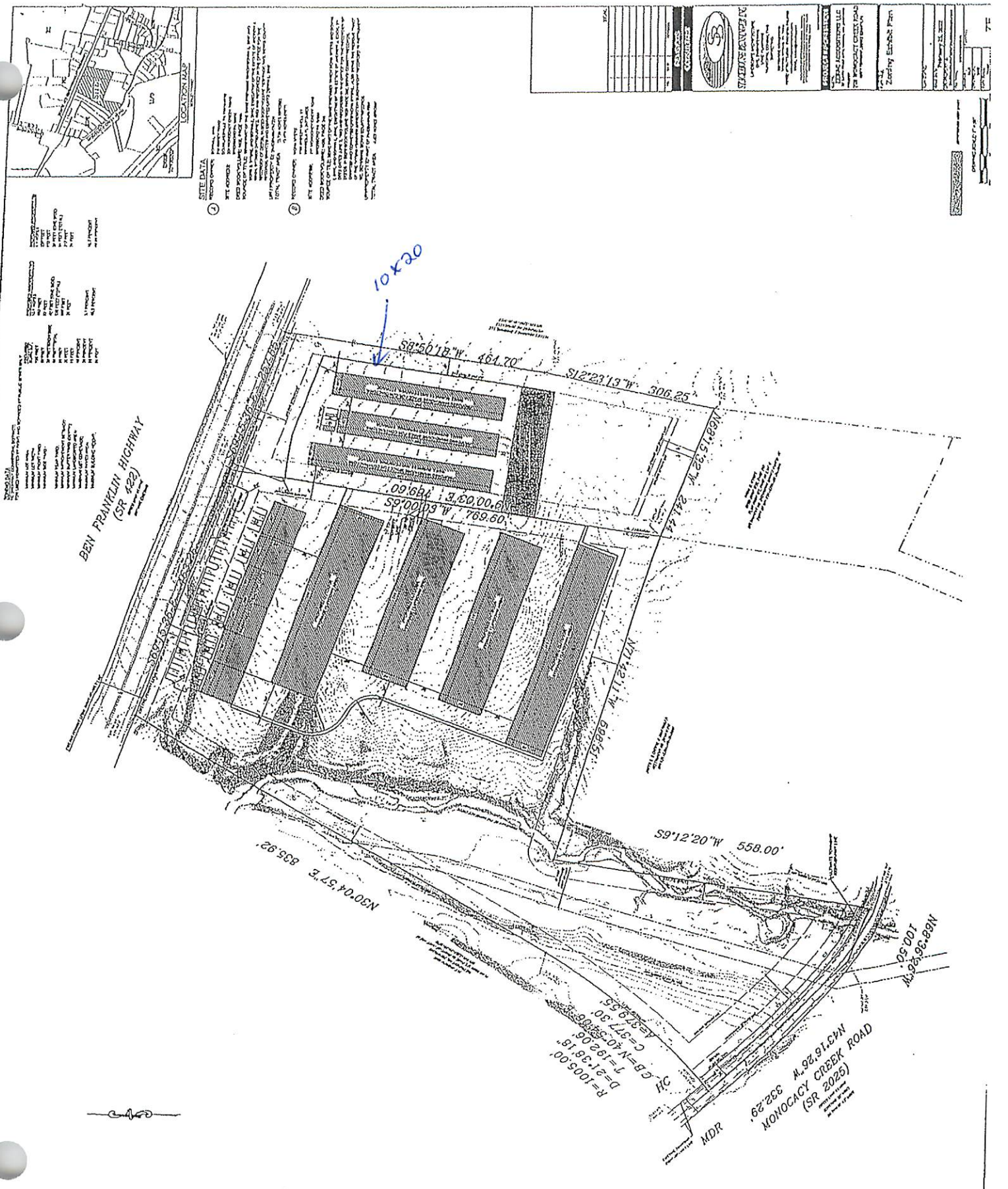
Jacob T. West
408 Pleasant View Drive
Douglassville PA 19518-9265

Jay Andrew Sink
127 Monocacy Creek Road
Birdsboro PA 19508

Ronald and Eileen Rhoads
383 Ben Franklin Highway West
Douglassville PA 19518-9537

Fullmer Industrial Sales Inc.
379 Ben Franklin Highway West
Douglassville PA 19518-9537

Estate of Donna L. Sink
c/o David James Sink, Ex.
215 Garey Road
Douglassville, PA 19518-9537


10x20
S8°56'18"W 464.70'
S12°23'13"W 306.25'
S9°00'03"W 769.60'
N68°15'32"W 241.44'
N71°42'11"W 698.51'
S9°12'20"W 558.00'
N30°04'57"E 835.92'
N68°36'36"W 100.50'
N43°16'26"W 332.29'
R=1005.00'
D=21°38'18"
T=192.06'
C=377.30'
A=379.55'
CB=N40°53'06"
HC
MDR
BEN FRANKLIN HIGHWAY
(SR 422)
MONOCACY CREEK ROAD
(SR 2025)
SITE DATA
LOCATION MAP

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CHAPTER: 32 SECTION: 951.(b)(5) (Lot 2)

CHAPTER: _____ SECTION: _____

CHAPTER: _____ SECTION: _____

CHAPTER: _____ SECTION: _____

[redacted]

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION:

Name of Applicant:
Zemac Acquisition LLC

Address:
835 Whitney Avenue, Blue Bell, PA 19422

Phone (Day): [redacted] Phone (Night): [redacted]

1. Name and address of the owner of the property under consideration:

   Estate of Mona Myers 1109 Breezy Knoll St., Minneloa, FL 34715

   c/o Doug LaSalle, Ex.

   Please advise of the applicant's interest in the property if other than the titled owner (i.e. equitable owner, attorney in fact, etc.)

2. Exact location of the property under consideration:

   368 Benjamin Franklin Highway, Douglassville, PA 19518

   Prop Id No.: 24-5354-09-26-1964 Lot No. 2
   (Obtained from your tax bill, Berks County Assessment website or Amity Township GIS Map)

   Subdivision Name: _____

3. Zoning District: HC - Highway Commercial District Lot Area (Sq. Ft.) 4.422 Net Acres

   Lot Dimensions Various (see plans) feet X _____ feet

4. Present or most recent use of structure and/or lot. (If vacant, state last date of use).

   Vacant land

5. Please describe more fully the intended use and any improvements, if necessary, to comply with all other Township ordinances or codes in effect at the time of application:

   Please see addendum

6. Please explain why you deem it necessary that this appeal be heard:

   Please see addendum

[redacted] [redacted]

Please complete the following questions to the best of your knowledge and ability:

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2. Is use properly registered with Amity Township? Unknown

3. Is the existing structure proposed for consideration approved by the Pennsylvania Department of Labor and Industry or has application been submitted? Yes _____ No _____. If yes, a copy of the Certificate of Occupancy from Labor and Industry must accompany this application.

4. Is this property serviced by public water? Yes (yes/no) public sewer? Yes (yes/no)

5. If sewer system is private, indicate type: drain field _____ stream discharge _____

   sand mound _____ spray irrigation _____ or other _____.

   If an on-lot septic system is in use or projected for use, please indicate the size, capacity and the location of the system.

   _____

   _____

   _____

6. Have sewage permits been issued for the proposed/existing us? _____
   (Attach copy of permit approval).

7. List all adjacent property uses (i.e. residential, commercial, industrial, etc):

   Residential and Commercial to the South; Residential to the West; Residential and Commercial to the North and East

8. List owners of all adjacent parcels (including across the street, side yard and rear yard):
   Name: Address:

   Please see Addendum

   _____

   _____

   _____

9. If proposed use is either commercial or industrial, will off-street loading/unloading area be provided?

   Yes (yes/no) Frequency of deliveries? Varies Time(s)? 7:00 AM - 9:00 PM

   Maximum size vehicle loading/unloading area will accommodate? Box Truck

Will access area need to be created or enlarged? Yes

Please indicate number of Existing parking spaces N/A Proposed 4

Describe current and/or proposed parking surface (i.e. stones, macadam, etc.)

Proposed parking surface will be stone and/or macadam paving

10. Is there a current PennDOT or Amity Township highway occupancy permit issued for this property? Yes _____ No X. If yes, attach copy to this application.

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Signature

Date 3/22/22

David Szeher - Manager
Printed Name (& Title if applicable)

Signature

Printed Name (& Title if applicable)

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ZEMAC ACQUISITION LLC

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Lot 2 is proposed for self-storage which is a permitted use. Applicant requests a variance from 951.(b)(5) to eliminate the 25' buffer yard along the common property line between Lot 1 and Lot2. Applicant suggests that the proposed use of Lot 1 and Lot 2 are substantially similar and such that requiring a buffer between the Lots would be unnecessary and counterproductive. Applicant further suggests that the variance is dimensional and de-minimis.

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BEN FRANKLIN HIGHWAY
(SR 422)
MONOCACY CREEK ROAD
(SR 2025)
N68°36'26"W
100.50'
N68°15'32"W 241.44'
N71°42'11"W 699.15'
S12°23'13"W 308.25'
S9°12'20"W 558.00'
S9°00'13"W 769.60'
S9°03'16"E 464.70'
N30°04'57"E 836.92'
S69°15'36"E 257.85'
S69°15'36"E
R=1005.00'
D=21°38'18"
T=192.06'
C=377.30'
A=379.55'
CB=N40°54'06"E
HC
MDR
332.69' N68°36'26"W