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APR 01 2022

Amity Township

TOWNSHIP OF AMITY

To Be Completed by Applicant: Name: <u>Chris Alford, Alford Party Rentals, LLC</u> Address: <u>712 Ridge Drive</u> <u>Douglasville, PA 19518</u> Email address: <u>chrisalford49@gmail.com</u> Phone No: <u>684-300-1941</u>	Township Use Only: File #: _____ Date Received: <u>4/14/22</u> Fee Paid: <u>#1027 \$550.00 / #1028 \$200.00</u> Received By: <u>Nathie Benson</u> Approved/Disapproved: _____ Date Approved/Disapproved: _____
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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 Chris Alford, Alford Party Rentals, LLC hereby make application for: (please check applicable relief 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: 409(b)

CHAPTER: _____

SECTION: _____

CHAPTER: _____

SECTION: _____

CHAPTER: _____

SECTION: _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION:

Name of Applicant: Chris Alford, Alford Party Rentals, LLC

Address: 712 Ridge Drive, Douglassville, PA 19518

Phone (Day): [REDACTED]

Phone (Night): [REDACTED]

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

Chris Alford / Alford Party Rentals, LLC

712 Ridge Drive, Douglassville, PA 19518 (mailing address)

1964 Weavertown Rd. Douglassville, PA 19518 (business address)

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:

1964 Weavertown Rd., Douglassville, PA 19518

Prop Id No.: 24536505085348

Lot No. _____

(Obtained from your tax bill, Berks County Assessment website or Amity Township GIS Map)

Subdivision Name: N/A

3. Zoning District: Rural Village- Amityville

Lot Area (Sq. Ft.) 23,087

Lot Dimensions 155x72x22,5x112x88.18x215

X _____ feet

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

residential living

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:

Alford Party Rentals, LLC is a small family-owned and operated, low-impact business. We keep our tents, tables, chairs, yard games, and other rental items in a 20ft x 35ft outbuilding on our property that we bought on June 30, 2021. Note: This business is NOT a storage facility or warehouse. We are similar to any other typical business that stores their products at their facility. In addition to the outbuilding, an enclosed 14ft tow-behind trailer resides on the property. Approximately two days per week, we load the trailer with rental items and deliver to customers in the local area. After the weekend concludes, rental items are picked up and returned to the outbuilding. We do not have a storefront and customers view the website and social media for pictures/pricing and to place orders.

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

We are kindly requesting a variance under Chapter 32, Section 409(b) due to the nature of this low-impact business, location, and small-town community charm. A rental business is not defined anywhere in the township zoning but should be allowed. It is our understanding in Section (b)(5) of the Rural Village Ordinance, that "similar establishments with comparable impacts on the District and on surrounding properties" are a permitted use. Although we rent items (e.g. household furnishings) out to the local community, instead of sell them, the impact is less than if we were a retail store. The Rural Village concept appears to embrace residential and commercial use, which is what the property aims to do. We are hoping this will help bring the concept of the village to life in an area that brings the community together with the church, middle school, park, and open fields across the street from the property.

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: N/A
2. Is use properly registered with Amity Township? in process
3. Is the existing structure proposed for consideration approved by the Pennsylvania Department of Labor and Industry or has application been submitted? Yes _____ No X. If yes, a copy of the Certificate of Occupancy from Labor and Industry must accompany this application. N/A
4. Is this property serviced by public water? NO (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.

N/A

6. Have sewage permits been issued for the proposed/existing use? N/A
_____ (Attach copy of permit approval).
7. List all adjacent property uses (i.e. residential, commercial, industrial, etc):

residential, community park, cemetery

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

Name: Address:

Alford Party Rentals, LLC: 1942 Weavertown Rd.

Dennis and Brad Stetler: 1960 Weavertown Rd.

Thomas and Kathleen Alderfer: 1943 Weavertown Rd.

St. Paul's UCC Cemetery on Weavertown Rd.

9. If proposed use is either commercial or industrial, will off-street loading/unloading area be provided?
NO (yes/no) Frequency of deliveries? N/A Time(s)? N/A
Maximum size vehicle loading/unloading area will accommodate? N/A


Will access area need to be created or enlarged? **NO** Please indicate number of Existing parking spaces 7 Proposed: no change Describe current and/or proposed parking surface (i.e. stones, macadam, etc.) mixed macadam and stone

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 _____ Date 4/1/22
Christopher S. Alford, owner
 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.

Down Rd

Residential House

1960

A

1964

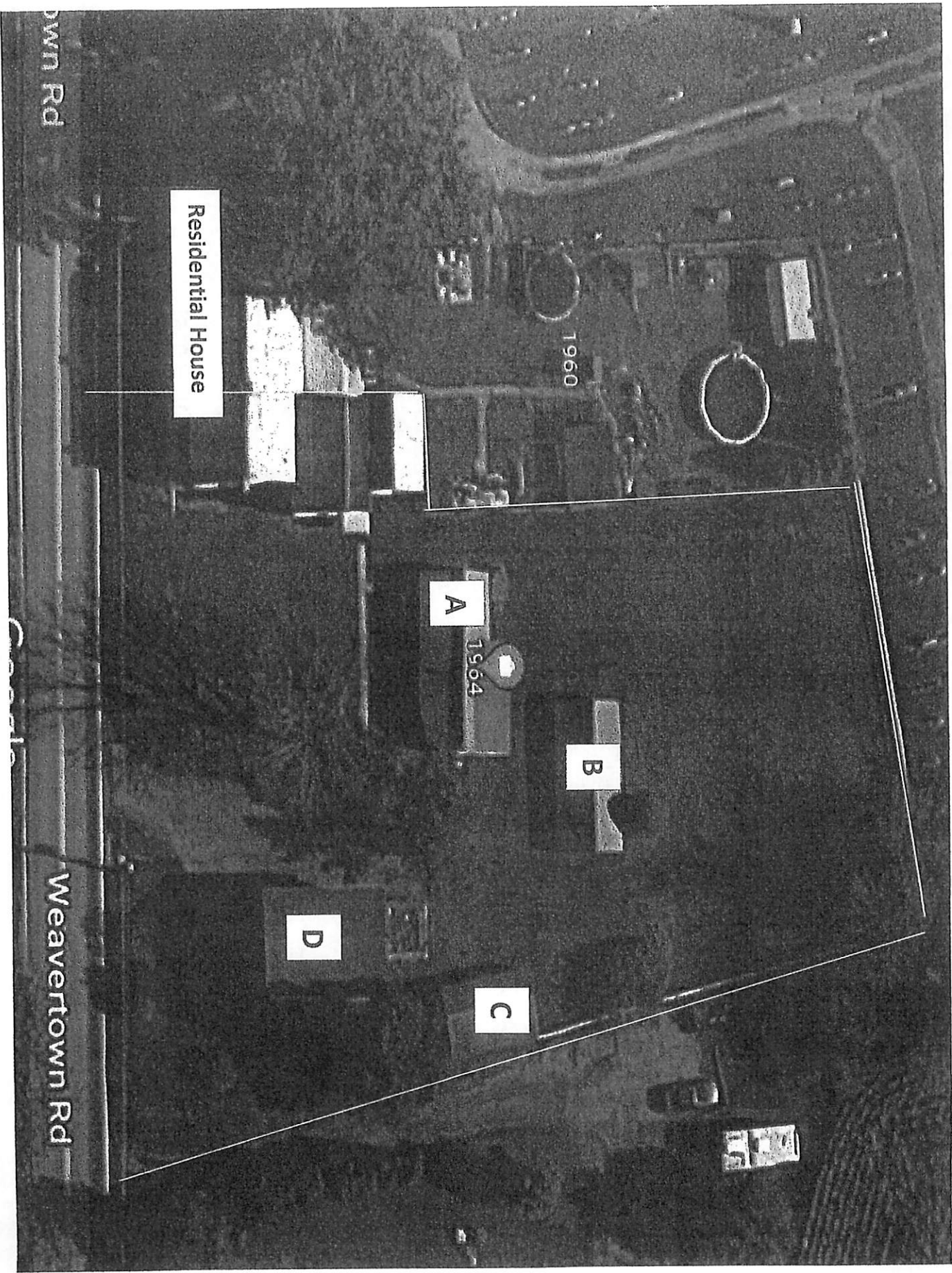
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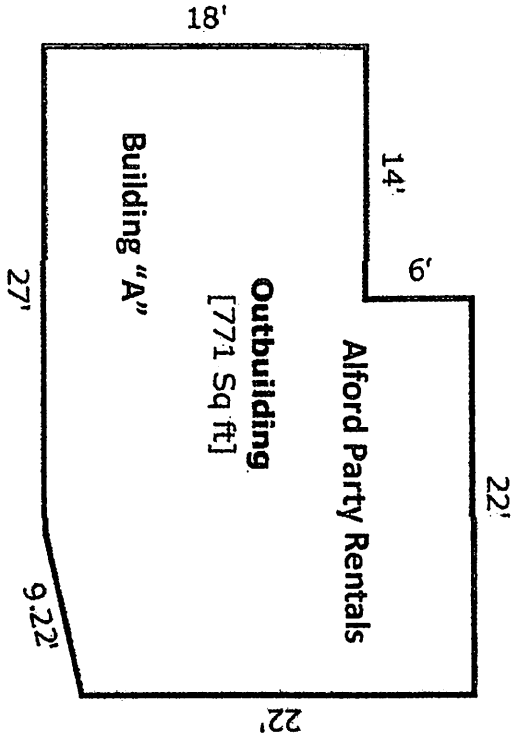
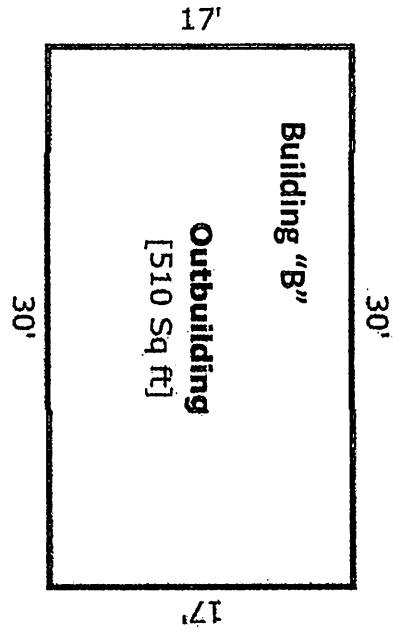
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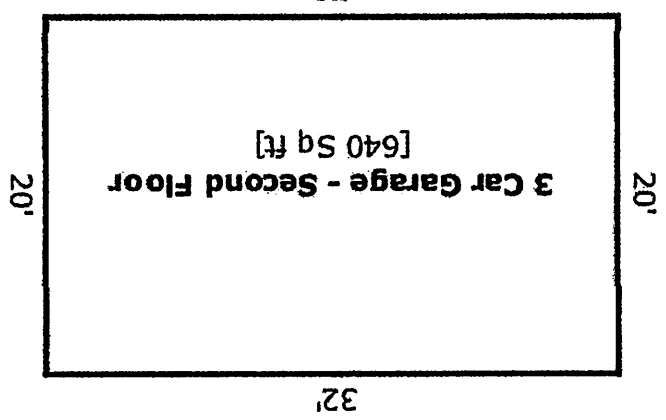
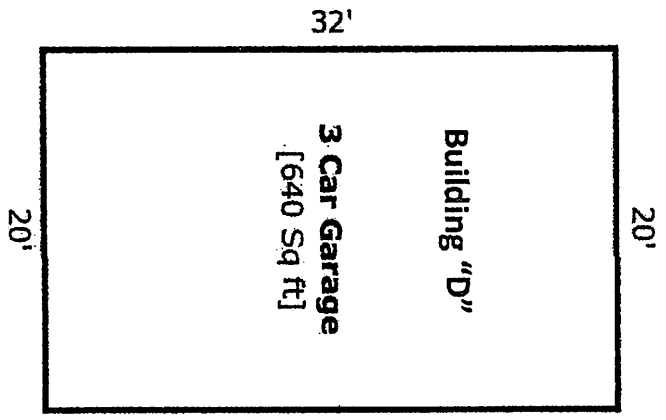
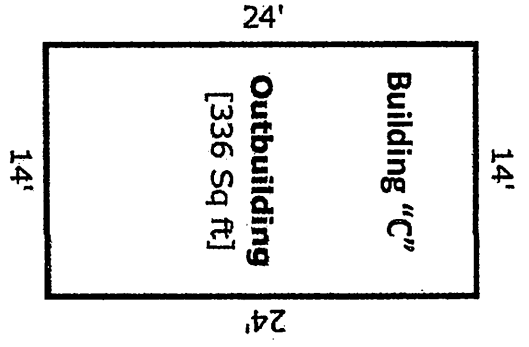
Weavertown Rd

Coastal

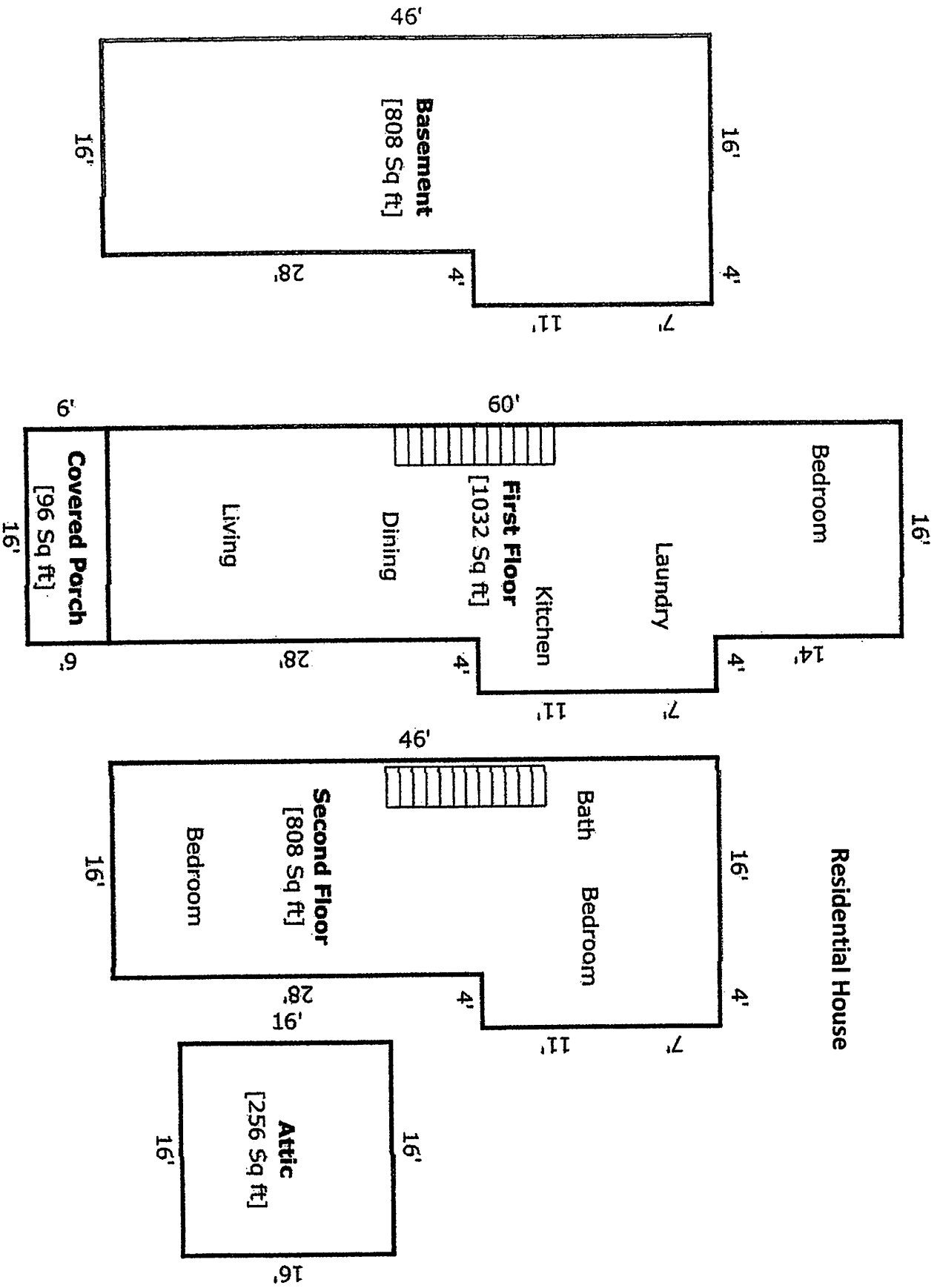


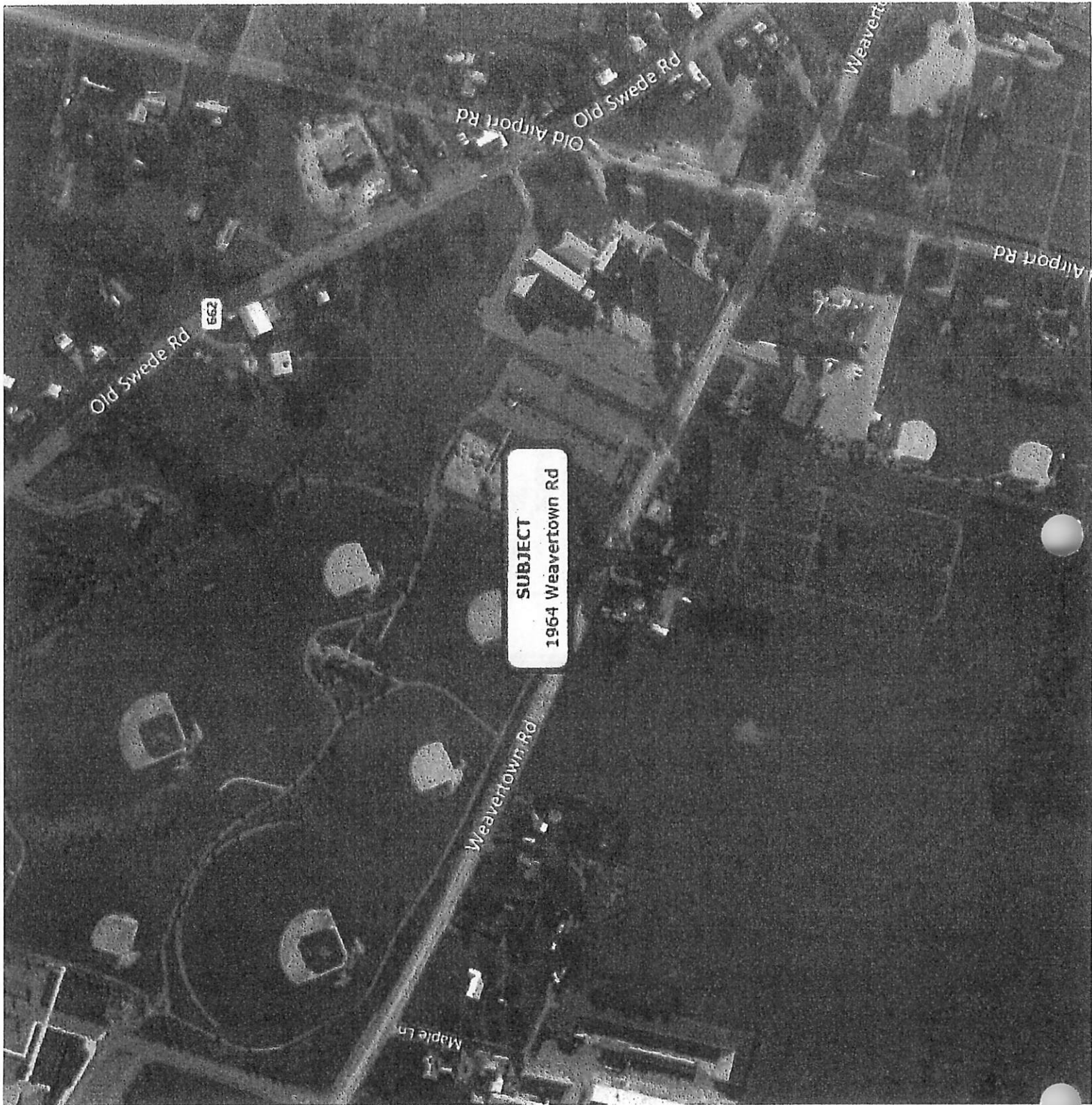


Alford Party Rentals



Residential House





SUBJECT
1964 Weavertown Rd