

Exeter Township  
Berks County, Pennsylvania  
4975 DeMoss Road  
Reading PA 19606  
www.exetertownship.com



RECEIVED  
DEC 21 2023  
EXETER TOWNSHIP  
BOARD OF SUPERVISORS  
Office: 610-779-5660  
Fax: 610-779-5950  
Engineering: 610-779-5702  
Parks & Rec.: 610-406-0263  
Police: 610-779-1490

## EXETER TOWNSHIP

Engineering

### APPEAL PETITION TO THE ZONING HEARING BOARD OF EXETER TOWNSHIP

#### Instructions In Preparing Appeal:

- (A) All applicable questions should be fully answered.
- (B) If you need more space, use blank sheets, but give your answers with paragraph numbers corresponding with this form.
- (C) Photos or other exhibits may be attached to your appeal if you desire.
- (D) Petition must be filed with the Zoning Hearing Board in original. Original signatures must appear. One set of plans shall be submitted, (8-1/2" x 11" or 11" x 17" for easy copying).
- (E) Petition must be signed and affidavit must be executed by all petitioners before a Notary Public or District Justice.
- (F) Submit a check with the application, made payable to "Exeter Township" in the amount of:
  1. \$900.00 - Residential Request for Variance, Special Exception or Appeal of Zoning Officer Action
  2. \$2,000.00 - Appeal of Zoning Officer Action

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1. Provide full names, addresses and telephone numbers of petitioners: for 671 Gerhart Lane  
John Hoffman Penny Lanzisera Reading, PA 19606



2. Do you own property covered by appeal? If not, who does?

Yes

## **ADDENDUM TO APPEAL PETITION**

Tax Map ID #: 43-532719518234

Street Address: 671 Gerhart Lane, Reading, PA 19606 (the "Property")

### **7. Sections of Zoning Ordinance from which relief is desired:**

Petitioners request a variance from Zoning Ordinance 390-38(H), which requires driveways to conform to SALDO Section 330-36(G). Section 330-36(G) states that the maximum permissible grade for a driveway shall be 12%. Petitioners are requesting a driveway with a grade of 13.7%.

*Petitioners will also be seeking a waiver from the Board of Supervisors from SALDO Sections 330-36(G) and 330-17(G)(2) because there are three residential properties already existing on the eastern portion of Gerhart Lane, which is an undedicated private street. Section 330-17(G)(2) states that a private street may be constructed to the driveway standards of Section 330-36 when no more than three residential dwelling units or lots front on or gain access to a public street via the private street.*

### **8. Describe your intentions for the property if relief is granted and the reasons for the granted relief:**

Petitioners want to build a single family dwelling and garage on a small portion of the Property where the perc and probe passed. Petitioners will live at the Property. The Property has steep grades. The proposed location of the home was chosen to minimize the steepness of the driveway and was the most viable, cost-effective means to reach the public street. Any other point of access would require a significantly longer driveway that would substantially increase the costs of constructing the Petitioner's planned home.



# GREAT VALLEY CONSULTANTS

75 COMMERCE DRIVE ♦ WYOMISSING, PA 19610-3323

PHONE: (610) 375-8822  
1-800-733-4821  
FAX: (610) 375-8977

December 5, 2023

Mr. John Hoffinan



Ref: Zoning review for proposed  
driveway access to 671 Gerhart Lane  
GVC No. 3013-022

Dear Mr. Hoffman:

As requested, we have performed a zoning review of the proposed driveway access point and the proposed driveway grading for the proposed new single family dwelling at 671 Gerhart Lane in the Township. We note the following comments:

1. The proposed driveway grading indicated on the plan provided by Berks Surveying will be in excess of 12%.

Section 390-38(H) of the Township Zoning Ordinance states:

*H. The grade of driveways shall conform to the Exeter Township Subdivision and Land Development Ordinance, § 330-36G.*

Section 330-36(G) of the Township's SALDO states:

*G. Private driveways shall have such grades as to furnish safe and convenient parking spaces and to provide a safe and convenient means of access. The grades and construction materials of driveways shall be such that the materials of the driveway will not wash onto public streets. The maximum permissible grade shall be 12%, except that driveway grades shall not exceed 5% within 20 feet of street cartway lines. Driveways shall be paved when grades exceed 10%.*

Therefore, since the grade is in excess of the maximum allowable 12% grade a variance will be required from Section 390-38(H) of the Zoning Ordinance.

2. We note that Gerhart Lane is only a dedicated public street for approximately half its length. The eastern portion of Gerhart Lane is an undedicated private street. There are more than three existing residential properties already connected to this undedicated portion of Gerhart Lane. Therefore, Section 330-17(G)(2) would apply to this situation. Section 330-17(G)(2) states:  
*2. A private street may be constructed to the driveway standards of § 330-36 when no more than three residential dwelling units or lots front on or gain access to a public street via the private street. Notwithstanding the forgoing, the applicant must demonstrate that the private street can be constructed, meeting the design standards of this chapter.*



In order for another private driveway to be attached to this private street, a waiver of this section would need to be granted by the Township's Board of Supervisors.

In summary, the following actions are required:

- A. A variance from Zoning Ordinance Section 390-38(H) is required to be granted by the Township's Zoning Hearing Board. The application form for this variance request is available from the Township office or on the Township's web site. The fee for a zoning hearing is \$900.00.

Once the application is submitted to the Township a hearing will be scheduled. There are no regular meetings of the Zoning Hearing Board. At the Zoning Hearing you would be presenting your case for the relief from that section of the Zoning Ordinance. We recommend that either your surveyor or an attorney, or both, assist with the presentation to the Zoning Hearing Board.

- B. A waiver from SALDO Section 330-36(G) is required to be granted by the Township's Board of Supervisors. A waiver is also required from SALDO Section 330-17(G)(2). The request for both of these waivers is to be submitted to the Township's Board of Supervisors in a letter following the granting of the variance by the Zoning Hearing Board.

Once the letter is received this issue will be placed on the agenda of a Board of Supervisors meeting at which time you would make your arguments for the waivers of these two requirements. We recommend that the same parties that assist you with the Zoning Hearing also assist you with this presentation to the Board.

The variance relief needs to happen before the request to the Board of Supervisors. If the variance is not granted then there is no reason to go before the Board.

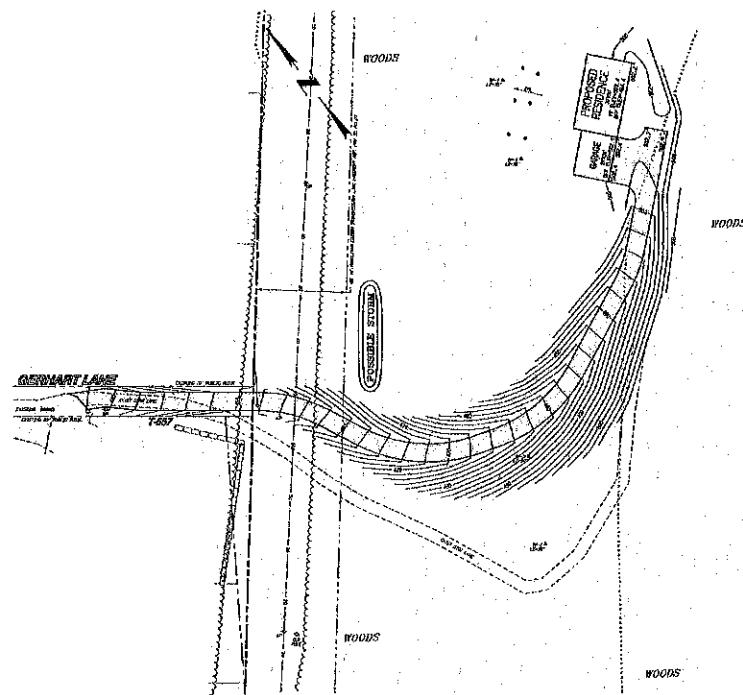
Please feel free to contact our office if you have any questions.

Sincerely,

  
TERRENCE J. NAUGLE, R.A.

cc: Jason Hunter, Zoning Officer

**HOFFMAN/LANZISERA RESIDENCE  
GRADING PLAN**



GRAPHIC SCALE 1:300  
0 30 60 90

Architect/Engineer	Project No.	Date	Preparation	No.
John W. Morris, P.E.				
Berks Surveying & Engineering, Inc.				
311 EAST MAIN ST. - P.O. BOX 2520 MIDWAY, PA 19546-0252				
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HOFFMAN/LANZISERA RESIDENCE GRADING PLAN				
Location	Project No.	Date	Prepared by	Prepared for
Germantown, Exeter Township - Berks Co., PA				
Date	Drawn by	checked by	Project No.	
9-8-84	RDM		1004-81-22	6101