

**Trappe Borough**

525 West Main Street Trappe, PA 19426



*Application for*

# **Conditional Use Approval**

Questions? Please contact  
Trappe Borough  
at 610-489-7181.

# Trappe Borough

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## APPLICATION FOR CONDITIONAL USE APPROVAL DIRECTIONS

1. Complete, sign and date the Information Sheet. Submit thirty (30) copies to the Borough.
2. Provide a written response to each of the conditional use criteria enumerated in the Zoning Ordinance (attached). Submit thirty (30) copies of this written response to the Borough.
3. Submit to the Borough thirty (30) copies of any plan, drawing, document, diagram, photograph and any other information to be submitted for review to the Borough.
4. Pay the required application and escrow fees. All checks must be payable to "Trappe Borough".
5. Sign, date and submit the Escrow Statement.

***Please note: All items must be received at least thirty-five (35) days before the Planning Commission's advertised monthly meeting to be included on that meeting's agenda.***



## CONDITIONAL USE APPLICATION INFORMATION SHEET

### Applicant Information

APPLICANT: \_\_\_\_\_

*check one....*     owner of record  
                           equitable owner  
                           other \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

### Property Information

PHYSICAL ADDRESS: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

TAX PARCEL NO(s): \_\_\_\_\_

ZONING DISTRICT(s): \_\_\_\_\_

LOT SIZE: \_\_\_\_\_

LOT FRONTAGE: \_\_\_\_\_

LOT DEPTH: \_\_\_\_\_

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## Property Information *(continued)*

CURRENT USE(S): \_\_\_\_\_

PROPOSED USE(S): \_\_\_\_\_

CURRENT IMPROVEMENTS: \_\_\_\_\_

PROPOSED IMPROVEMENTS: \_\_\_\_\_

## Consultant Information

ENGINEER: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

ATTORNEY: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

*The undersigned Applicant hereby attests that all information included as part of this application made for Conditional Use Approval is true to the best of Applicant's knowledge, understanding and belief.*

signature: \_\_\_\_\_ date: \_\_\_\_\_

name: \_\_\_\_\_

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## CONDITIONAL USE APPLICATION ESCROW STATEMENT

The Applicant agrees to post a two-thousand dollar (\$2,000.00) escrow, to reimburse the Borough of Trappe for all expenses not funded by the Conditional Use application fee. Said expenses include, but are not limited to, engineering reviews, legal reviews, court reporter expenses and legal advertisement costs.

The Applicant further agrees to replenish the escrow to the amount originally posted, upon the balance of the escrow falling below five hundred dollars (\$500.00) and within ten (10) days of the date of written notification from the Borough requesting same.

APPLICANT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: \_\_\_\_\_

POSITION: \_\_\_\_\_

DATE: \_\_\_\_\_

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## **PLEASE ANSWER THE FOLLOWING:**

### **§340-33: Conditional Use Standards and Criteria**

#### **B. (1) Retention and use of existing principal building.**

Does the proposed use retain and use the existing principal building(s) on the lot? Yes or no? If not, please explain.

Does the proposed use retain the general appearance, character and type of building materials of the front and side facades of the existing building, existing front, side porches and/or window openings? Yes or no? If not, please explain.

#### **B. (2) Expansion shall be permitted only to the sides and rear of the existing building.**

**(a)** Does any expansion to the side(s) of the building conform in general appearance, scale and building materials to the front façade of the existing building? Yes or no? If not, please explain.

Is the proposed expansion set back a minimum of 10 feet from the front facade of the existing building? Yes or no? If not, please explain.

**(b)** Does any expansion to the rear conform in scale to the existing building? Yes or no? If not, please explain.

**(c)** Is the roofline similar or complementary to the existing buildings? Yes or no? If not, please explain.

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**(3)** An existing principal building that faces the street shall not be expanded toward the street, except to permit an open front porch consistent with the architectural of the building. An existing principal building located behind a principal building that faces the street may be expanded toward the street. Does your proposed expansion meet these requirements? Yes or no? If not please explain.

**(4)** **The applicant shall submit architectural drawings for evaluation of the proposed principal building expansion, including building elevations and colored renderings.** Borough Council may approve expansion different from the existing building, provided that it complements the existing building, conforms to the character of the village, and does not detract from the intent of this Code to preserve the village appearance. Does your proposed building expansion meet these requirements? Yes or no? If not please explain.

**(5)** Existing, healthy, mature trees shall be preserved in the front and side yards unless they must be removed to provide vehicular access appropriate for the proposed use. Do you plan to remove any trees? Yes or no? If so, why are the trees being removed? How many trees will be removed? What will you replace the removed trees with? Do you have a landscape plan? If yes, please provide a copy.

## **(C) Removal of existing principal buildings.**

**(1)** An applicant shall not remove an existing principal building unless Borough Council is satisfied that the building is not suitable for the proposed use according to the following criteria:

**(a)** Is the existing building is structurally unsound? Yes or no? If not please explain.

**(b)** Can the existing building be reasonably modified to accommodate access for handicapped individuals? Yes or no? If not please explain.

**(c)** Is the interior space too small to be converted to be suitable for the proposed use? Yes or no? If not please explain.

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- (2) **An applicant shall not remove an existing principal building until Borough Council has approved a land development plan for conditional use of the property from which the applicant would remove the building.**
- (a) The location of the building proposed for removal shall not be used for parking, but shall be used for a new building or landscaping. Does your plan meet this requirement? Yes or no? If not please explain.
- (b) Where adjoining properties are combined for use, or share vehicular access, the location of a removed building may be used for the vehicular access. Does your plan call for this? Yes or no? If not please explain.
- (c) Replacement buildings shall be similar in general appearance, size, scale, bulk and building materials to the removed principal building. **The applicant shall submit architectural drawings for evaluation of the proposed building, including building elevations and colored renderings.** Borough Council may approve a replacement building different from the removed principal building, provided that it conforms to the character of the village and does not detract from the intent of this Code to preserve the village appearance. Does your plan call for a replacement building? Yes or no? If yes, does the proposed building meet the above stated requirements? Yes or no? If not please explain.
- (3) Documented historic principal buildings shall not be removed and any expansion shall be consistent with or complementary of the historic architecture. Does your plan meet this requirement? Yes or no? If not please explain.

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- (D) **New principal buildings:** New principal buildings may be constructed on vacant properties or to the rear of existing principal buildings, provided that they shall be similar in size, scale, general appearance, and building materials to one or more buildings on adjoining lots, or to an existing historic building. **The applicant shall submit architectural drawings for evaluation of the proposed principal buildings, including building elevations and colored renderings.** Borough Council may approve a new building different from surrounding buildings, provided that it conforms to the character of the village and does not detract from the intent of this Code to preserve the village appearance. Does your plan call for a new principal building? Yes or no? If yes, does the proposed building meet the above stated requirements? Yes or no? If not please explain.
- (E) Shared access and parking. Conditional uses shall provide shared access, access easements, and driveway interconnections with adjoining lots when required by Borough Council, in compliance with § [340-34](#) herein.
- (1) Access easements and maintenance agreements or other suitable legal mechanisms shall be provided, acceptable to the Borough Council in consultation with the Borough Solicitor. Does your plan require any of the above stated agreements? If so please provide a copy.
- (2) Liability safeguards for all property owners and lessees served by the shared access shall be guaranteed to the satisfaction of the Borough Council in consultation with the Borough Solicitor. Does your plan call for shared access as stated above? Yes or no? If yes, please explain.
- (3) When it is not yet appropriate to construct driveway interconnections, potential interconnections shall be shown on the applicant's plans. Does your plan call for potential interconnections? Yes or no? If yes, please explain.

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## §340-115: Conditional Use Standards and Criteria

### **B. (1) The compatibility of the proposed development with existing and proposed land used adjacent to the site.**

Is the proposed development compatible with the existing and proposed land uses adjacent to the site? Yes or no? If not, please explain.

### **B. (2) The impact on the Borough transportation network and the ability of adjacent streets and intersections to efficiently and safely move the volume of traffic generated by the development.**

Does the proposed development have any impact on the Borough's transportation network? Yes or no? If not, please explain.

### **B. (3) The impact on the Perkiomen Valley School District, including an estimate of new pupils generated by the proposed development and their impact on classroom capacities, class size, existing or planned facilities.**

Does the proposed development have any impact on the Perkiomen Valley School District? Yes or no? If yes, please include an estimate of new pupils. If not please explain.

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**B. (4) The impact on the Borough's community facilities including estimates of additional community facilities which will be needed to serve the proposed conditional use and estimates of the abilities of existing commercial facilities to meet the demands generated by the proposed conditional use.**

Does the proposed development have any impact on the Borough's facilities? Yes or no? If yes, please include an estimate of additional community facilities. If not please explain.

**B. (5) The impact on the economy of the Borough and region including an analysis of the work locations of the residents of the proposed development.**

Does the proposed development have any impact on the economy of the Borough? Yes or no. If yes, please provide an analysis of the work locations of the residents of the proposed development. If not, please explain.

**B. (6) The impact on the Borough's community facilities, including estimates of additional community facilities which will be needed to serve the proposed conditional use. Community facilities include but shall not be limited to sewage disposal facilities and systems, solid waste disposal facilities and systems, water supply facilities and systems, storm drainage systems and electrical utility facilities and systems.**

Does the proposed development impact the Borough's community facilities? Yes or no. If yes, please include an estimate of additional community facilities which will be needed to serve the proposed conditional use. If not, please explain.

**B. (7) The ability of the Borough to provide police and fire protection to the proposed conditional use.**

Does the proposed development increase the need for the Borough to provide police and fire protection? Yes or no, please explain.

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**B. (8) The impact on the Borough's recreation facilities including estimates of additional facilities which will be needed to serve the conditional use.**

Does the proposed development impact the Borough's recreation facilities? Yes or no. If yes, please include an estimate of the additional facilities which will be needed to serve the conditional use. If not, please explain.

**B. (9) A cost revenue analysis which shall identify the net cost of the proposed conditional use to the Borough and to the Perkiomen Valley School District. The net cost shall be the difference between the governmental expenditures which will be required to serve the proposed conditional use and the revenues that it will generate. The cost analysis shall clearly identify whether a net gain or a net loss is anticipated and shall itemize the measurements used in the evaluation.**

Please provide a cost revenue analysis identifying the net cost of the proposed conditional use to the Borough and to the Perkiomen Valley School District. Please identify whether or net gain or a net loss is anticipated