

# PENNDDEL BOROUGH

## Application for Zoning Hearing Board

### 1 - PROPERTY OWNER

Name: John and Mary Wiltrout Phone: 267-393-0260

Address: 6330 Craig Ave.

City: Bensalem Zip Code: 19020

### 2 - IDENTIFICATION – To be completed by all applicants

APPLICANT Name: Indoor Comfort Systems HVAC Phone: 215-741-5505

Address: 1729 Prospect Ave.

City: Croydon Zip Code: 19021

APPLICANT'S Name: N/A Phone: \_\_\_\_\_

ATTORNEY

Address: N/A

City: \_\_\_\_\_ Zip Code: \_\_\_\_\_

APPLICANT IS (Circle One):  OWNER  EQUITABLE OWNER  TENANT WITH PERMISSION

### 3 - LOCATION OF PROPERTY

Street Location: 372 W. Lincoln Hwy

Mailing Address: 372 W. Lincoln Hwy. City: Penndel

Zoning District: Penndel Parcel #: 32-00 3008 Block: 8 Unit: 382

Deed Book and Page: 4061, Page 0319

### 4 - CLASSIFICATION OF APPEAL

Appeal from Zoning Officer's Decision  Request for Special Exception

Certification of Nonconforming Use/Lot  Request for a Variance

Challenge to the Validity of Zoning Ordinance or Map

Extension of Time for Previously Granted Relief  Other (specify)

Penndel Borough, 300 Bellevue Ave., Penndel, PA 19047

215-757-5152 [www.penndelboro.org](http://www.penndelboro.org)

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**5 - PROPERTY DESCRIPTION**

Lot Size: 2.58 AC Lot Frontage: 399.0 Lot Depth: 160.0

Description of current use of property: \_\_\_\_\_

Retail Sales and assembly of bathrooms, auto repair and storage, storage of landscaping equipment, and a tow yard.

Description of existing improvements of property: \_\_\_\_\_

N/A

Description of proposed use and proposed improvements of property: \_\_\_\_\_

The majority of the space will be used for the organized storage of tools, equipment, and materials necessary for our field technicians. We will also utilize a designated area within the space as a small workshop for light assembly, maintenance, and preparation of HVAC equipment components prior to transport to job sites. The office will be used for general business operations. My business is based in air conditioning, gas, propane, and electric heat. We do not service, install, or remove oil tanks or equipment. We have an arrangement with a local recycling company and do not plan on cutting and sorting scrap metal on this property. All of our refrigerant and welding gases stay on the trucks. Vast majority of our work will happen in the field, and not in the shop.

**6 - ORDINANCE**

State each section of the Penn del Borough Ordinance that is involved in this application and specific interpretation or relief requested from the section: \_\_\_\_\_

Use 57. Contractor's office and storage, including building, cement, electrical, heating, plumbing, masonry, painting and roofing contractors, provided that the storage provisions of Use 62 § 405-18I(5), are met. Such use shall be subject to the following provisions: [1] No part of the street right-of-way, no sidewalk or other areas intended or designed for pedestrian use, no required parking areas and no part of the required front yard shall be occupied storage. \*This part of the property does not border the street or sidewalk. There is no front yard. [2] Outside storage areas shall occupy an area of less than 1/2 the existing building coverage. \* We require very little to no outside storage. [3] Outside storage areas shall be shielded from view from public streets. \* We will provide a temporary fence to shield any outside storage from public view. [4] Trailers, with or without wheels attached, shall not be used as outside storage. \* We do not plan on needing a trailer for additional storage.

**7 - VARIANCE**

State the specific hardship claimed and reasons why a variance should be granted: \_\_\_\_\_

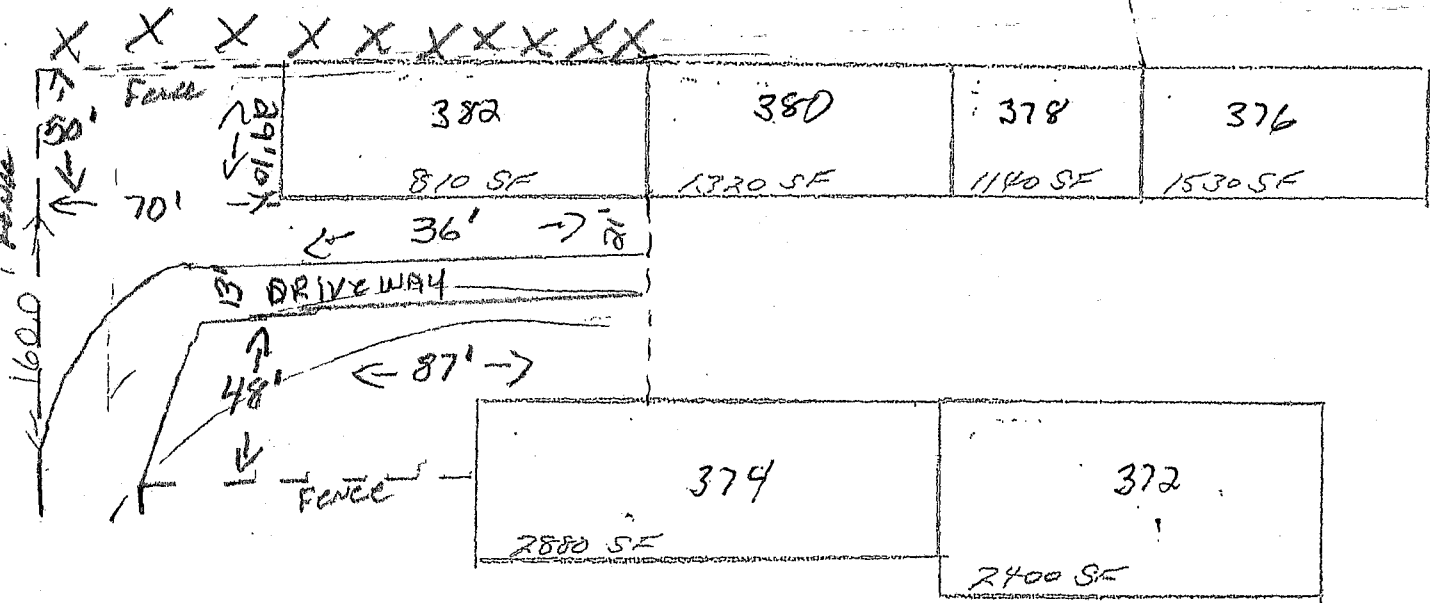
N/A

**8 - SPECIAL EXCEPTION**

State the specific legal grounds why the applicant is entitled to the Special Exception: \_\_\_\_\_

2.58 AC.

←399.0'→



399.0' →

RT 1

**9 - PREVIOUS APPEAL**

Has any previous appeal or application been filed in connection with this property? \_\_\_\_\_

N/A

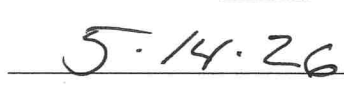
**10 - SIGNATURE**

*The Applicant hereby deposes and says that all of the above statements contained in this application are true and correct to the best of their knowledge and belief. I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent and we agree to conform to all applicable laws of Penn del Borough.*

**SIGNATURE OF APPLICANT**

 \_\_\_\_\_

**DATE**

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