

Barley Snyder

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November 21, 2018

Benner Township
1224 Buffalo Run Road
Bellefonte, PA 16823
Attention: Sharon Royer, Township Secretary

Re: Requested Revisions to Table 8-1 R-3 Zone Area and Design Requirements

Dear Sharon:

Berks at Nittany Glen, LLC (the "Owner"), is the Owner of the remaining lands at The Village of Nittany Glen, Benner Township, Centre County, Pennsylvania. In response to the proposed zoning ordinance amendments in Article 8 – High Density Single Family Residential Zone (R-3), the Owner makes the following comments and requests the following non-material revisions to Table 8-1 with respect to duplex dwellings;

- Increase the Maximum Permitted Density from 5 DU/net acre to 6 DU/net acre
- Decrease the Minimum Required Lot Area from 6,000 sq. Ft. to 5,500 sq. Ft.
- Reduce the Minimum Required Lot Width at the Building Setback from 60 ft to 50 ft
- Reduce the Minimum Required Lot Width at Lot Frontage from 60 ft to 45 ft
- Reduce the Minimum Front Yard Setback from 35 ft to 25 ft
- Reduce the Minimum Side Yard Setback from 20 ft to 10 ft
- Reduce the Minimum Rear Yard Setback from 30 ft to 10 ft

These revisions were discussed at a meeting held October 8, 2018 among the Owner, Benner Township residents and the Benner Township Supervisors. At the meeting, the residents expressed concern regarding the erection of two story duplex dwellings. At the meeting, the Owner requested that certain dimension provisions of the proposed ordinance relating to duplex lots be more consistent with single-family dimensional requirements. The Owner's requested revisions to the dimensional requirements relating to duplex dwellings allows for the possibility of one story duplex dwellings.

When comparing the revisions for single-family dimensional requirements in the existing R-2 zoning district and the proposed revisions for single-family dimensional requirements in the R-3 zoning district, the proposed revisions to the dimensional requirements for the duplex

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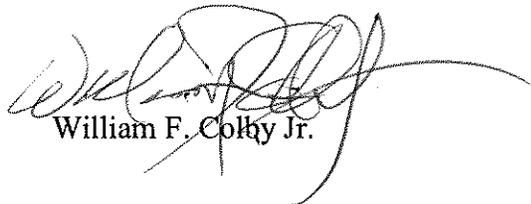
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dwellings are not consistent. The Owner respectfully requests that the Supervisors consider making the above requested revisions to the proposed zoning ordinance amendments.

The Owner believes that the revisions requested by it relating to duplex dwellings may have been inadvertently missed when the table 8-1 for duplex dwellings was completed.

The Owner requests that the Benner Township Supervisors consider the Owner's requested revisions relating to the dimensional requirements for lots on which duplex dwellings will be constructed. Attached to this letter is a table showing the differences between the proposed zoning ordinance provisions relating to lots on which duplex dwellings will be constructed and that which is proposed by the Owner.

Very truly yours,



William F. Colby Jr.

WFC:dls
Enclosure

Table 8-1 - R-3 Area and Design Requirements

Use	Maximum Permitted Density (DU/ net ac.)	Minimum Required Lot Area	Minimum Required Lot Width			Required Minimum Yard Setbacks			Maximum Permitted Impervious Lot Coverage	Maximum Permitted Building Height
			At Building Setback	At Lot Frontage	Front	One Side	Rear			
Duplex Dwellings Berks Proposed	6	5,500 sq. ft.	50 ft.	45 ft.	25 ft.	10 ft.	20 ft.	50%	35 ft.	
Duplex Dwellings PROPOSED R-3	5	6,000 sq. ft.	60 ft.	60 ft.	20 ft.	20 ft.	30 ft.	50%	35 ft.	