



## **Zoning Officer Review**

**To: East Vincent Township Planning Commission**  
**From: Haley Baer, Zoning Officer**  
**Date: October 30, 2023 – Amended November 2, 2023**  
**Re: Spring City Elementary School – 190 S. Wall Street**

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I have reviewed the Spring City Elementary School Land Development plans issued September 15, 2023, consisting of 17 sheets, and supplemental information, and offer the following comments:

- The project proposes improvements to an existing public-school facility located at 190 S. Wall Street on a 10-acre lot in the High-Density Residential (HR) Zoning District. The proposed work includes demolition of the playground and existing 41-space parking lot and its driveway connection to the bus loop, construction of a new 55-space parking lot, inclusive of three (3) accessible spaces and a new two-way driveway access to S. Main Street, a 2,363 square foot infill addition to the building's interior courtyard, and a 4,725 square foot addition at the northwest end of the building. The current building is served by existing public water and sewer. As part of the proposed improvements, a new pump station and sanitary force main will be installed.
- On April 7, 1994, the East Vincent Township Zoning Hearing Board granted a special exception to Section 404.B.2.b to permit the expansion to contain an administration and lounge area, two additional classrooms, and an area containing a library and related activities – the new construction covered existing paved areas so there is no additional impervious surface with conditions: 1) prior to the issuance of a use and occupancy permit, the applicant shall provide a copy of approval from the PA Board of Education. 2) the construction and development of the property shall be in strict accordance with the testimony and exhibits presented to the Board at the time of the hearing. (Copy of the 1994 decision enclosed.)
- The existing “public-school use” is a permitted by-right use in the HR “High-Density Residential” Zoning District (ZO Section 27-802.1.I). The proposed use of the two building additions shall be explained.
- Per ZO Section 27-1801 which states “All uses, structures, lots and signs that do not conform to the regulations of the district in which they are located but were in lawful existence prior to the effect date of this chapter (6/12/2002) or any amendment thereto shall be know and regarded as nonconforming and the following regulations shall apply:
  - 27-1803.2 – The nonconforming use of a building or of a lot shall not be extended or enlarged, so as to use other portions of the building or lot unless the Zoning Hearing Board grants by Special Exception.

- The subject property located at 190 S. Wall Street currently being used and operated as an Elementary School per the Zoning Ordinance is defined as an **existing nonconforming use**.
- Per ZO Section 27-803.2.A the allowable maximum impervious coverage is 20% and the maximum building coverage is 10%. The proposed maximum impervious cover is 28.22% which is a reduction of .2% of the current building. The proposed maximum building coverage is 10.0%.
- The proposed building setbacks for the front yard are 176 ft., side yard 108 ft., and rear yard 178 ft. which is following the Zoning Ordinance.
- The plan should clarify what the existing and proposed building heights are so further review to be given.
- The Impervious Coverage Summary on Sheet 4 of the plan set needs to contain the existing conditions so it can be further reviewed.
- Please clarify on the plans whether a loading area is proposed for delivery vehicles so further review can be given.
- Per ZO 27-1709.1.C.4 requires one (1) parking space per employee, plus one (1) parking space per two (2) classrooms, which for the proposed would total fifty-three (53) parking spaces. The applicant is proposing to have fifty-two (52) standard parking spaces and three (3) handicap accessible parking spaces totaling fifty-five (55) parking spaces – therefore, in compliance with the ZO.
- Will there be any lighting proposed other than the lighting in the parking lot? Additional information required so further review can be given.

Respectfully,

Haley Baer  
Zoning Officer