

**MODIFICATION REQUEST**  
**Washington Township**  
**11800 Edinboro Road**  
**Edinboro, PA 16412**  
**814-734-3117**

Date filed: 3-22-2018

Fee: \$150.00 regular Council meeting  
~~\$500.00 special Council meeting~~

Property Information:

Index #: 45-8-14-1

Chapter 112 Stormwater


Chapter 119 Subdivision

Property Address: 49 Lisa Lane

Zoning of Adjacent Properties: A-1 & R-2

Present Use: Mobile Home Park

Owner: Dennis & Laura Baker, 367 Briar Lane, Corry, PA 16407 Phone: 814-323-7128

  
\_\_\_\_\_  
Owner

3-22-18  
Date

Statement

Any request for a modification shall be in writing and shall accompany and be part of the application for development or the subdivision of the plan, preliminary and/or final, to which it refers. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision(s) of Chapter 119 involved and the minimum modification necessary.

Washington Township Planning Commission Recommendation:

Washington Township Council Action:

Approved

Denied

Washington Township Officials:

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Manager

# Lovett's Mobile Home Park

## § 119-43. Design and construction requirements.

H. Park Street system	<b>Modification:</b> <ul style="list-style-type: none"> <li>• 50' ROW reduced to 30'</li> <li>• Surface treatment waived</li> </ul>	Required/Modification
I. off street parking	Required/Modification	Required/Modification
J. Walks	Required/Modification	Required/Modification

### **Modification request:**

#### H. Park Street system, 520 foot roadway for the 2018 expansion

1. Reduce road ROW from 50' to 30'
2. Waive surface treatment of expansion area in exchange for **tar/chipping** both Lisa lane and Dillen Drive the equivalent area, see attached drawings.
  - a. No sense paving the back of the park where few residents will use it.
  - b. Paving both entrances will benefit all of the park residents.
  - c. Will reduce dust from all cars entering and leaving the park, benefitting the neighbors.
  - d. Will improve "curb appeal" making the park look significantly better.

***HARDSHIP: There is no hardship, just trying to apply common sense.***

#### **I. Off Street Parking**

1. Waive surface treatment of parking spaces.

***HARDSHIP: Doesn't make sense to have a paved parking area adjacent to non paved***

#### **J. Walks**

2. Waive walks on both sides of the expansion roadway; no sense having a walkway in the back of the park where few residents will use it.
3. We propose putting two sections of 6'wide concrete sidewalk connecting Dillen Drive and Lisa Lane 1) along Leacock Road beyond the ditch 2)where the playground is located, allowing easier access for residents on Lisa Lane

***HARDSHIP:***

- *No other residential zoning district requires sidewalks causing undue hardship on the MHP owners*
- *Walking and bike riding can be done on the roadway, as is done in other residential zoning districts. Park speed limit is 5 mph, much slower than other residential districts.*
- *Sidewalks are hard to maintain in this climate, resulting in unnecessary risk of falls and lawsuits.*