

# *Hawk Valley Associates, P.C.*

## *Professional Planning, Zoning and Consultant Services*

May 27, 2021

City of Reading  
ATTN: Naomi Crimm, Planner  
Community Development Services  
815 Washington Street  
Reading, PA 19601

**RE: *Scott Street Subdivision Plan; 1325 and 1341 Scott Street  
Preliminary and Final Subdivision Plan Review***

Dear Ms. Crimm,

Pursuant to your request, my office has reviewed the Preliminary and Final Subdivision Plan Application, which has been submitted on behalf of Robert D. Bilman and Robert E. Bilman (Applicant). Based upon my review, I hereby offer the following comments for consideration in accordance with the prevailing standards specified by the City of Reading and Pennsylvania Municipalities Planning Code:

- (1) The development contains two (2) separate parcels of land that are described as follows:
  - (a) The property identified as 1341 Scott Street (TPID 1853066110528), which is a vacant or undeveloped parcel of land containing 9,000 square feet (0.207 acre). The Applicant proposed to develop this property with a one-family semi-detached dwelling (2 units).
  - (b) The property identified as 1325 Scott Street (TPID 1853066110528), which is a vacant or undeveloped parcel of land containing 12,000 square feet (0.276 acre). The Applicant proposed to develop this property with a one-family semi-detached dwelling (2 units).
  - (c) The parcels of land contained within this development are not contiguous but separated by an improved property located at 1335 Scott Street (TPID 18530661130671), which contains an existing one-family detached dwelling (1 unit) and other site improvements.
- (2) The Applicant proposes to develop this property with two (2) one-family semi-detached dwelling units (4 total housing units), which does qualify for a "Minor Subdivision Plan". Therefore, the Scott Street Subdivision Plan shall be reviewed as a Preliminary and Final Plan.
- (3) The Schaeffer Subdivision Plan has been submitted with the following documents:
  - (a) The Preliminary/Final Plan containing 3 plan sheets prepared by McCarthy Engineering Associates and dated April 9, 2021;
  - (b) A Hydrological and Hydraulic Report prepared by McCarthy Engineering Associates;
  - (c) The Preliminary/Final Application Form; a letter requesting certain waivers; and other supporting documents that are relative to this subdivision plan application.

- (4) The development is located within the R-2 Zoning District. One-family semi-detached dwellings are permitted by right within the R-2 Zoning District. The Applicant has demonstrated that the site can be developed with this option considering the lot area, dimensional requirements and coverage requirements specified for the R-2 Zoning District. [Zoning 600-803.A and 600-803.B]
- (5) The following comments pertain to site accessibility, driveway and off-street parking:
  - (a) The 20 foot wide alley located to the rear of the properties is unopened and not improved. Therefore, it does not appear that this will be a viable option for vehicular ingress and egress at this time. Further discussion may be warranted.
  - (b) The Applicant is proposing a 12 foot wide by 33 foot deep driveway to serve each dwelling. The Applicant should verify if garages will be provided for each residential dwelling unit. If individual garage spaces are not included as part of the house design, the length of the driveway should be extended to 40 feet in order to provide enough area for 2 off-street parking spaces for each proposed residential dwelling.

These issues should be resolved prior to municipal approval. [SALDO Parts 15 and 16]

- (6) Sidewalks are required along the frontage of the proposed residential lots along this segment of Scott Street. The Applicant has requested a waiver of this design requirement. The Planning Commission should consider this waiver request. [SALDO 515-503, 515-601 and 515-602,D]
- (7) The Applicant has provided a Landscaping Plan as part of Plan Sheet 5. This proposal includes four (4) Red Oak Trees to be planted within the right-of-way of Scott Street. The Certified Arborist for the City of Reading should review the proposed landscaping and street tree enhancements for the site of this development. [Zoning 600-913 and 600-914; SALDO 515-509]
- (8) The development shall be served by sanitary sewage disposal facilities. The plan should be reviewed by the departments or agencies with jurisdiction. All reservation agreements or planning requirements shall be resolved prior to municipal approval. [SALDO 515-505]
- (9) The development shall be served by municipal water supply facilities. The plan should be reviewed by the departments or agencies with jurisdiction. All reservation agreements or planning requirements shall be resolved prior to municipal approval. [SALDO 515-506]
- (10) A Stormwater Management Plan and Report have been submitted for review and consideration. The following comments shall apply:
  - (a) The Stormwater Management Plan and Report should be reviewed in further detail by the City of Reading Engineer and Department of Public Works.
  - (b) The Applicant has requested waivers under the stormwater management provisions specified for separation distance between limiting zones and for a reduction of the stormwater peak flows, which is referenced within the waiver request letter.

These issues should be resolved prior to municipal approval. [SALDO 515-517 and Chapter 505]

- (11) The Erosion and Sedimentation Control Plan should be submitted to the Berks County Conservation District for their review and consideration. [SALDO 515-508.D]

- (12) The street numbering sequence along this segment of Scott Street (1321 to 1355) will not work since there are no numbers that can be assigned for the new houses that will be constructed between 1335 and 1337 Scott Street. In order to resolve this problem, consideration should be given to reassigning 1335 Scott Street to 1331 Scott Street and/or reassigning 1337 Scott Street to 1347 Scott Street. This matter will need to be coordinated with the existing landowners and resolved prior to municipal approval. [SALDO 515-403 and 515-504]
- (13) The proposed plan should be submitted to the Berks County Planning Commission for their review and consideration. [SALDO 515-308.A and 515-403]
- (14) All property monuments and markers should be accurately set prior to municipal approval or as a condition of municipal approval, [SALDO 515-403]
- (15) The Certification of Accuracy should be endorsed prior to municipal approval. [SALDO 515-403]
- (16) The Certification of Ownership should be endorsed prior to municipal approval. [SALDO 515-403]
- (17) The applicant is advised that this Preliminary/Final Subdivision Plan may be subject to the review by other departments within the City of Reading or by other agencies with jurisdictional control.
- (18) All requirements, contributions and/or fees involving this development project should be resolved prior to municipal approval. [SALDO 515-403 and 515-703]
- (19) If required by the City of Reading, a municipal improvements agreement shall be required for all municipal improvements for this development. [515-309, 515-601 and 515-602]

If you should have any questions, please contact me at (610) 775-7392 or [Jerome@HawkValley.com](mailto:Jerome@HawkValley.com).

Sincerely,



J. Jerome Skrinicosky, AICP  
Planning Consultant to the City of Reading

copy: City of Reading Planning Commission  
City of Reading Director of Community Development  
City of Reading Engineer  
City of Reading Zoning Administrator  
City of Reading Solicitor  
Robert D. Bilman and Robert E. Bilman  
McCarthy Engineering Associates

