

[REDACTED]

From: [REDACTED]
Sent: Friday, March 22, 2024 2:02 PM
To: ACRE Shared Mailbox
Subject: [EXTERNAL] Zoning

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[REDACTED]

I currently own a Farm in Somerset Township Washington County PA. I am trying to construct a barn to house beef and I am not being issued a Building Permit. They are trying to enforce a 50 foot setback off the side of my barn to the road that will put my barn on my current fence. The zoning says 20 foot off side which is fine but they want 50 foot because they say it is the front. I spoke with Farm Burau and they advised I contact you. I already gave township solicitor copies of past rulings thru Acre Program and they dont care. Funny thing is I own the [REDACTED] and [REDACTED] was our driveway originally.

Thanks
[REDACTED]

Click [here](#) to report this email as spam.

Willig, Robert A.

From: [REDACTED]
Sent: Thursday, March 28, 2024 4:10 PM
To: ACRE Shared Mailbox
Subject: Re: [EXTERNAL] Zoning
Attachments: [REDACTED]

I received the denial response. The set back puts the barn on my fence and I currently have two barns less then 3 feet from road , as the road was originally the farm's driveway

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Somerset Township

615 Vanceville Road
Eighty Four, PA 15330
724-222-0630

March 22, 2024

[REDACTED]
[REDACTED]
[REDACTED]
RE: Building Permit- [REDACTED]
[REDACTED]

Your Building Permit Application has been Denied

After review of the zoning portion of your building permit application for the proposed "agriculture barn for livestock." The denial is based on the following factors.

The proposed 20'x40' barn located at [REDACTED] is not permitted to be placed in the proposed location. According to the attached site plan, your proposed location has placed the barn location 20 feet from the edge of the road. As you are aware your property has two different zoning classifications. One side of the road is A-1 and the other is B-1. As per your application the barn is to be located in the B-1 portion of your property. According to Somerset Township Use chart the setback requirements in B-1 are, Front Yard: 50 feet, Side Yard: 20 feet, and Rear Yard: 50 feet. Therefore, your proposed location of 20 feet from the road does not meet the setback requirements.

To be clear, the denial of your building permit is based on not meeting zoning setback requirements. The barn/structure itself would clearly fall under the agricultural exemption of the Pennsylvania Uniform Construction Code. Therefore, you would only need to do two things to remedy this situation. First, given that you have enough property to meet the 50-foot setback you can relocate barn on the property to where it meets the required setbacks. Second, you would only need to fill out and sign an Agricultural Exemption form supplied by the Township.

As of the date of this letter, it is my determination that your proposed building permit application is denied under the current configuration of the Somerset Township Zoning Ordinance.

An appeal from this determination may be filed with the Zoning Hearing Board. Such an appeal must be filed within 30 days from the date of this letter. If you wish to file said appeal, please contact myself or the Somerset Township planning department for the proper application.

Please contact me with any questions concerning this decision.

Sincerely,
[REDACTED]
[REDACTED]