

Feb. 19, 2024

Mr. Jim Barron, Zoning Officer
Rush Township, Township Supervisors
Schuylkill County
104 Mahanoy Avenue
Tamaqua, PA 18252

Dear Mr. Barron:

Subject: Amendment to Zoning
Rush Township, Schuylkill County, Pennsylvania

As the owner of two parcels of land along Route 309, we are requesting an amendment to the township's zoning of approximately 51 acres our property. Our request is to amend the zoning of this property from S-1, Special Purpose to C-2, General Commercial. The attached plan shows the subject parcels.

We are in the process of selling our land to a joint venture by George D. Zamias Developers and Shopping Center Developers, LLC (Zamias), who is also purchasing the adjacent 19.2 acre parcel. As you know, this adjacent parcel has the vacant T.J. Bart's store and is currently zoned C-2. Zamias plans to develop retail improvements on the property. Our understanding is that the new retail project, along with the required parking, and other site improvements requires more land than the existing 19.2 acre parcel. We also understand the new Zamias retail center will have its access off of T.R. 923 and Route 309. We see these improvements as being consistent with the zoning of the area, and this requested rezoning parcels will not adversely affect the character or use of the neighboring properties.

We would appreciate your scheduling the appropriate reviews and meetings at your earliest date. Please advise us if you need any addition information. Thank you for your attention to our request.

Very truly yours,

Kenneth Carl Breisch Catherine Breisch

Kenneth Carl and Catherine Breisch

cc: J. Widrig, Zamias
Attachment

TAMAQUA EDCO AIRRIGHT

OTHER LANDS OF
KENNETH C. BRESCI

PROPERTY TO BE RETAINED BY KENNETH C. BRESCI (50' WIDE)

AREA TO BE REZONED

PARCEL A
13.4 ACRES

PARCEL B
11.4 ACRES

REZONING PLAN

FOR

TAMAQUA, PENNSYLVANIA

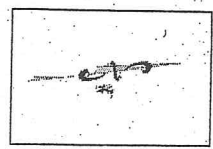
RUSH TOWNSHIP SCHUYLKILL COUNTY

EXISTING SHOPPING CENTER

40' WIDE SWL OR
COMMON PROPERTY R/W

ROUTE 238

5" = 100' SCALE



OTHER LANDS OF
KENNETH C. BRESCI

REVISIONS DATE 02/17/04

RZ-1

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February 20, 2004

BOARD OF SUPERVISORS
RUSH TOWNSHIP
104 MAHANOEY AVENUE
TAMAQUA, PA 18252

Re: Re-zoning of property along Route 309, Hometown

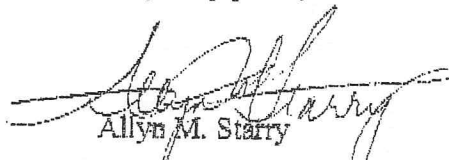
Dear Board Members:

Please accept this correspondence as a request to have the property located between Old Route 29 and Route 309 in Rush Township, Pennsylvania re-zoned to a C-2 district. This area of land encompasses tracts of property which I own jointly with my husband, Dennis. This area is presently zoned as an S-1 district. The permitted uses in an S-1 district are unreasonably restrictive in that area inasmuch as commercial enterprises presently exist in and about the immediate vicinity, and we have been thus far precluded from utilizing our property due to the present zoning restrictions.

My husband and I appeared at the meeting of the Rush Township Planning Commission held on Thursday, February 19, 2004 to verbally request a re-zoning of that area. Pursuant to the Planning Commission's instructions, we are hereby presenting our request to you.

Thank you for your consideration.

Very truly yours,


Allyn M. Starry

AMS:acy