



Westtown Township

Zoning Hearing Board Application

PO Box 79
Westtown, PA 19395



P: 610.692.1930
F: 610.692.9651
www.westtownpa.org

Township Use Only

Date Received: 7/24/17 Date Accepted: 7/25/17
Project No.: 2017-03-Bergner Fee/Date Paid: \$850.00
Parcel No.: 67-55-12 Acreage of Property: 0.44
Zoning Dist. R-2

Applicant & Owner Information

Property Owner BERGNER, DONNA/FREDERICK Phone 610-399-1397
Mailing Address 316 CARLYLE ROAD City WEST CHESTER Zip 19382
E-mail FACB1950@GMAIL.COM

Applicant BERGNER, DONNA/FREDERICK Phone 610-399-1397
Mailing Address 316 CARLYLE ROAD City WEST CHESTER Zip 19382
E-mail FACB1950@GMAIL.COM

Request

Section 2104: Appeals from the Zoning Officer _____

Section 2105: Challenge to the validity of the
Zoning Ordinance or Map _____

Section 2106: Challenge to the Flexible
Development Procedure _____

Section 2107: Variances X _____

Section 2108: Special Exceptions _____

Description of request

Please provide below or attach a narrative of your request to enable the Zoning Hearing Board Solicitor to prepare a correct and true advertisement. As part of the narrative, please describe:

- * The property under consideration (size of lot, dimensions, etc.) and its physical location (e.g. nearby intersections, landmarks, etc.).
- * The present use of the property (residential, retail, office, etc.), and all existing improvements located on it (house, garage, and shed; office and parking lot; etc.).
- * The proposed improvements, additions and/or change of use. For physical changes to the lot or structures, indicate the size of all proposed improvements, materials to be used and general construction to be carried out. Attach a plan or sketch for illustration.
- * State the variance, special exception, or other relief requested and cite the appropriate section(s) of the [Zoning Ordinance](#).
- * Provide the reasons why the relief you requested is needed and why the relief should be granted (Please see [§2104-2108 of the Zoning Ordinance](#), as amended, where applicable).

SEE ATTACHED SHEETS.


- The property is located at 316 Carlyle Road in the residential development Pleasant Grove. The lot size is 0.44 acres and backs up to Rt 926.
 - Property Details:
 - Single Family Residence
 - 4 beds , 3 baths
 - Home Size: 2,668 sq ft
 - Lot Size: 19,300 sq ft (0.44 acres)
 - Built in 1983
 - Parcel Number: 6705J00120000
 - County: Chester
 - Census: 3
 - Tract: 302902
 - Lot: 9
 - Zoning: R2
 - Legal: SS CARLYLE RD LOT 9 & DWG
- The present use of the property is a residential primary residence. Improvements to the lot include: Four bedroom, 3.5 bathroom home with attached two car garage and porch, patio, driveway, fenced back yard, and paver front and rear paths.
- The proposed improvement is a 8' x 6' shed.
- The variance the homeowners are seeking is a dimensional variance. Article XV: General Regulations, Section 170-1502 (Projections into setbacks and setback exceptions) F states "Arbors, trellises, garden sheds, and similar uninhabitable accessory structures under 250 square feet in area, excluding garages, shall be permitted within side and rear yard areas provided they are not more than 12 feet in height, and not closer than 15 feet from the lot line, irrespective of the otherwise applicable yard requirement of the district".
- Dimensional variance sought: Place the shed 2 feet from the western property line (314 Carlyle Road). The remaining variances meet the zoning 15' requirement.
- Reasons the relief request is being submitted include:
 1. The lot located at 316 Carlyle Road has a unique physical circumstance:
 - a. Topographically, the backyard is terraced and with limited level space. The home structure covers the majority of the level area on the property limiting where the shed can be placed.
 - b. The homeowner has medical issues that affects the ability to negotiate steps and inclines. The closest level area, on the property, is directly behind the house (in the back yard). The optimum placement of the shed is the West side of the property (next to 314 Carlyle Road). There is a 6 foot vinyl stockade fence that encloses the right, rear, and left side of the back yard. If the shed is placed farther from the fence, then 2 feet, it will infringe on the view of the back yard from the kitchen location.
 2. The homeowners want it to be known that none of the above hardships have been created by the homeowners themselves. The slope of the lot was determined by the builder in the 1980's and the natural topography of the property prior to the purchase of the property.
 3. The homeowners would like it to be known that the character of the neighborhood would not be altered by this variance. In fact, the character of the neighborhood would be better upheld by a variance approval.

Applicant shall deposit with the Township a fee deemed sufficient to pay the Hearing expenses. These costs may include compensation for the secretary and members of the Zoning Hearing Board, notice and advertising costs, and necessary administrative overhead connected with the Hearing. Funds deposited in excess of the actual cost of the requested hearing shall be returned to the applicant upon completion of the proceedings.

In the event that the costs of the hearing exceed the funds deposited, the Applicant shall pay to the Township funds equal to such excess costs within thirty (30) days of the Township's request. Failure to deposit the additional funds shall be just reasons for terminating the proceedings.

It is my understanding that the Zoning Officer and Zoning Hearing Board may request additional information and documentation to prepare for said hearing.

CERTIFICATION: I certify that the information presented in this application and all attachments is true and correct.

Signature of APPLICANT 

Date 7-21-17

Print Name FREDERICK A. BERGNER

Signature of OWNER _____
(If different from applicant)

Date _____

Signature of ZONING OFFICER _____

Date _____

_____**OFFICIAL USE ONLY**_____

Mailed/faxed to Zoning Solicitor on: _____

Hearing scheduled on: _____ Advertised on: _____

_____**FEE SCHEDULE**_____

Variance, Special Exception — \$850 ✓

Appeal from the Zoning Officer, Challenge to the Flex Development Procedure — \$850

Challenge to the Zoning Ordinance/Map — \$2,500

316 Carlyle Road, Property Description

ALL THAT CERTAIN lot or piece of ground with the hereditaments and appurtenances erected thereon, Situate in Westtown Township, Chester County, Pennsylvania, designated as Lot No. 9 on Final Subdivision Plan prepared by Robert F. Harsch and Associates, Inc., Consulting Engineers, West Chester, PA, said property being more fully described as follows, to wit:

BEGINNING at a point on the Southeasterly right-of-way line of Carlyle Road, a corner of Lot No. 8, said point being measured 849.82 feet Northeasterly along the Southeasterly side of Carlyle Road by various courses and distances from the point of tangency of a 20.00 foot radius around corner connecting the easterly right-of-way line of Tower Course Drive and the Southeasterly right-of-way line of Carlyle Road; thence from said beginning point along the right-of-way line of Carlyle Road, North 60 degrees 30 minutes 03 seconds East 110.00 feet to a point, a corner of Lot No. 10; thence South 29 degrees 29 minutes 57 seconds East 175.38 feet to a point on the Northwest right of any line of street road; thence along said right-of-way line, South 60 degrees 25 minutes 14 seconds West 110.00 feet to a point, a corner of Lot No. 8, North 29 degrees 29 minutes 57 seconds West 175.53 feet to the first mentioned point and place of beginning.

CONTAINING 19,300 square feet more or less.

BEING the same premises which Ferguson and Flynn Enterprises, inc., by Indenture bearing date the 25th day of February, A.D. 1985 and recorded at West Chester in the Office for the Recording of Deeds in and for the County of Chester on the 27th day of February, A.D. 1985 in Deed Book D-65 page 260, granted and conveyed unto Frederick A. Bergner and Donna R. Bergner, in fee.



Not to Precise Scale

110 Feet
(Backyard)

314 Carlyle Rd

Kitchen
Window

316 Carlyle Rd

Patio

.9X.8

.9X.8

15' Setback
Location

Proposed 2'
Setback
Location

318 Carlyle Rd

West

Rt 926

East

In conclusion, this variance is being requested to:

1. Ease the financial burden the homeowners of 316 Carlyle Road would endure by adhering to the 15 foot setback regulation.
2. Allow the homeowner to secure personal property in a safe, humane, way respecting personal physical shortcomings.
3. Preserve the usability of the property for the occupants of 316 Carlyle Road and for the future occupants. Thereby, preserving, and protecting, the property value.

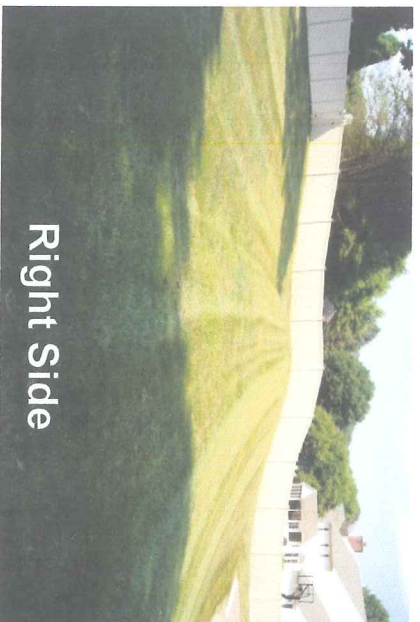
Proposed Storage Shed



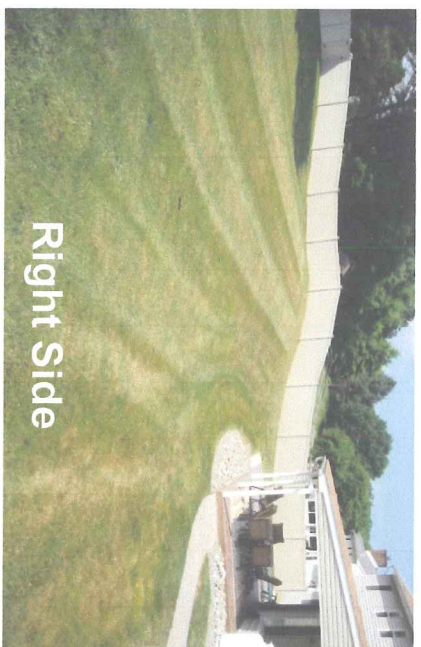
Dimensions:

- Exterior – 101in W x 71.5in D x 95.5in H
- Interior – 93.11in W x 63.78in D x 93.9in H

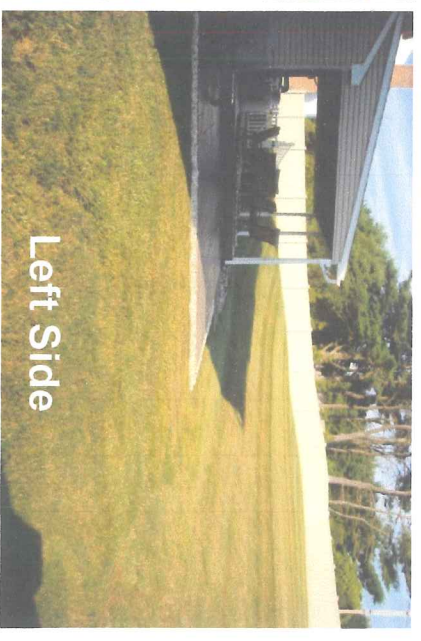
Shed Request – 316 Carlyle Road, West Chester, Pa 19382



Right Side



Right Side



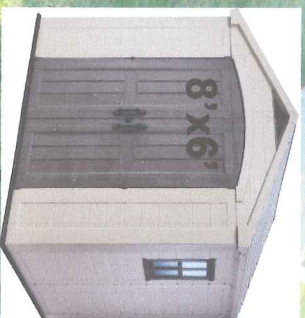
Left Side



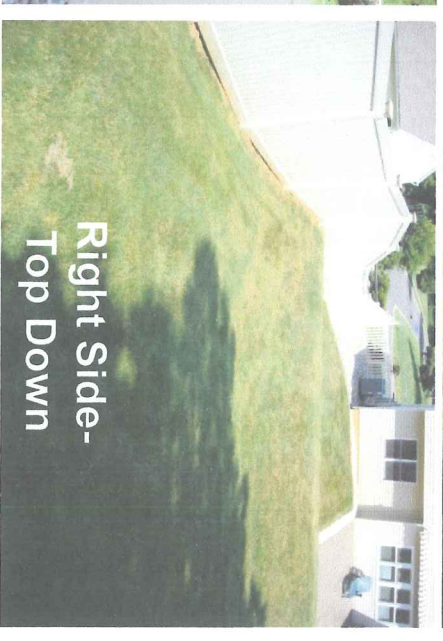
Left Side



Right Side-
Bottom Up



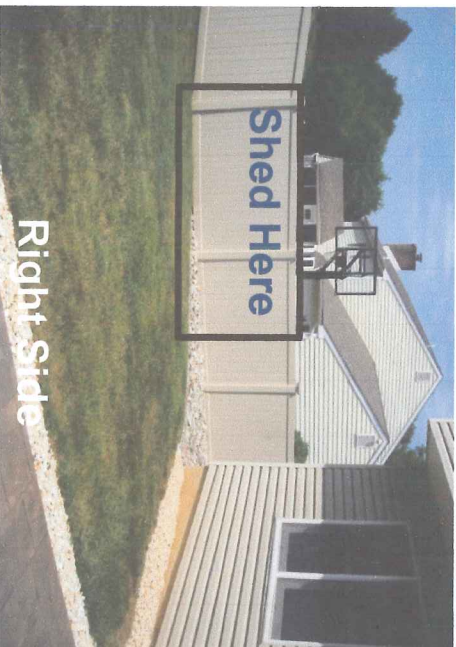
8'x6'



Right Side-
Top Down



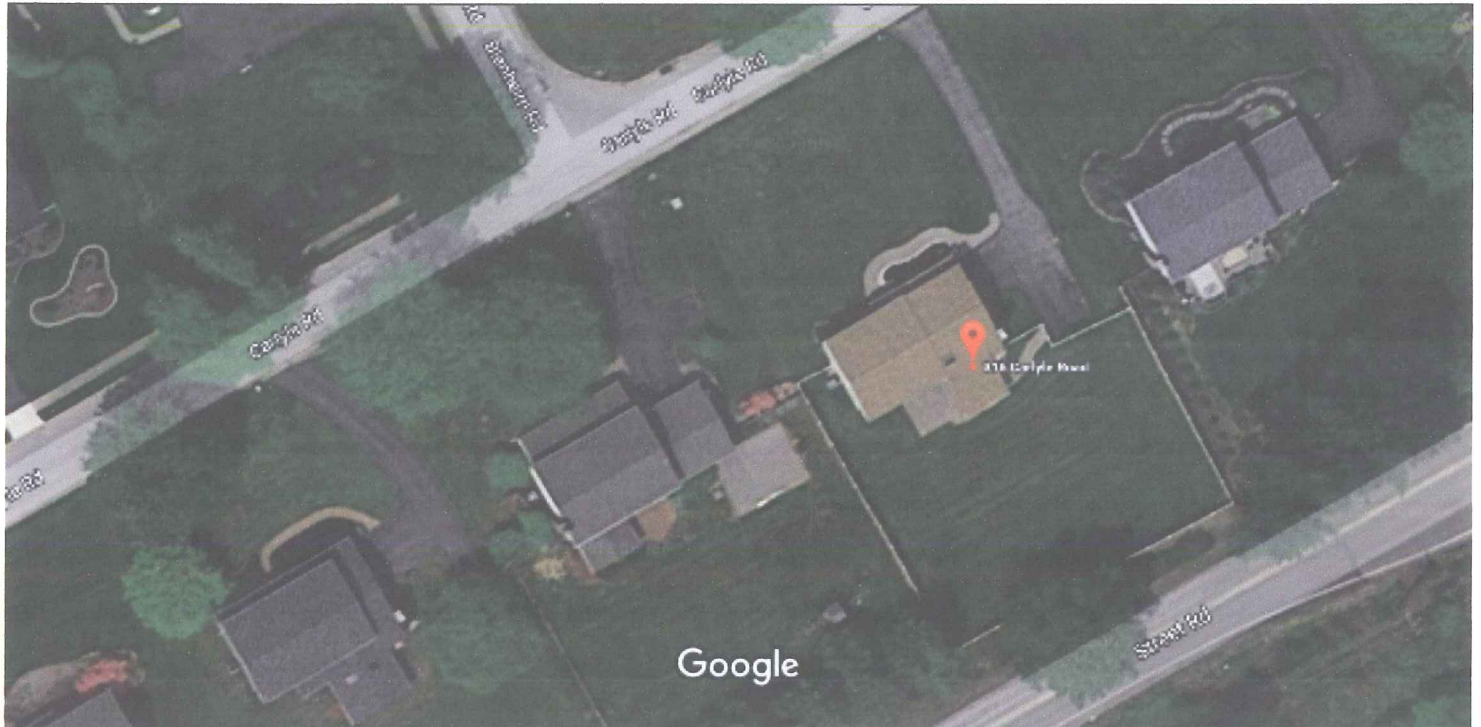
Right Side



Right Side



Right Side



Map data ©2017 Google United States 20 ft



316 Carlyle Rd
West Chester, PA 19382

