

FEB 21 2018

Westtown Township

BY: _____

PO Box 79
Westtown, PA 19395



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www.westtownpa.org

Zoning Hearing Board Application

Township Use Only

Date Received: 2/21/18
Project No.: 2018-1
Parcel No.: 67-3-144.36
Zoning Dist. R1

Date Accepted: 2/21/18
Fee/Date Paid: \$ 850.00
Acreage of Property: 1.14c

Applicant & Owner Information

Property Owner Walter & Susan Thompson Phone (484) 354-5957
Mailing Address 1091 Edgewood Chase Drive City Glen Mills, PA Zip 19342
E-mail tho1091@icloud.com

Applicant Walter & Susan Thompson Phone (484) 354-5957
Mailing Address 1091 Edgewood Chase Drive City Glen Mills, PA Zip 19342
E-mail tho1091@icloud.com

Request

Section 2104: Appeals from the Zoning Officer X

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

Section 2106: Challenge to the Flexible
Development Procedure _____

Section 2107: Variances _____

Section 2108: Special Exceptions X (In the alternative)

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).

The Applicants appeal from the decision of the zoning officer that a building permit cannot be issued for their sunroom because a variance is required due to the 11' encroachment into sideyard. The sunroom/family room is a pre-existing non-conforming structure and the improvements did not enlarge the footprint. In the alternative if the appeal is denied, the Applicants apply for a special exception pursuant to Section 170-1901(B)(5). A special exception would be warranted because the improvements (1) do not increase the degree of non-conformity; (2) to not increase the encroachment into the yard setback requirements; (3) are not in violation of the height requirements; and (4) are not contrary to public interest. Should it be determined that the relief is not subject to a special exception, then the Applicant requests a variance pursuant to Section 170-2107. The hardship was not created by the Applicant, is necessary to create reasonable use and will not alter the character of the neighborhood.