

Westtown Township

PO Box 79
Westtown, PA 19395

Zoning Hearing Board Application



P: 610.692.1930
F: 610.692.9651
www.westtownpa.org



Township Use Only	
Date Received: <u>5/16/18</u>	Date Accepted: <u>5/16/18</u>
Project No.: <u>2018-3</u>	Fee/Date Paid: <u>\$850</u>
Parcel No.: <u>67-1-4.14</u>	Acreage of Property: <u>0.43</u>
Zoning Dist.: <u>R-2</u>	

Applicant & Owner Information

Property Owner <u>BRYAN P ROGERS</u>	Phone <u>484-888-2358</u>
Mailing Address <u>831 EAST SAGE ROAD</u>	City <u>WEST CHESTER PA</u> Zip <u>19382</u>
E-mail <u>bryanrogers90@gmail.com</u>	
Applicant <u>BRYAN P ROGERS</u>	Phone <u>484-888-2358</u>
Mailing Address <u>831 EAST SAGE ROAD</u>	City <u>WEST CHESTER PA</u> Zip <u>19382</u>
E-mail <u>bryanrogers@gmail.com</u>	

Request

<u>Section 2104:</u> Appeals from the Zoning Officer	_____
<u>Section 2105:</u> Challenge to the validity of the Zoning Ordinance or Map	_____
<u>Section 2106:</u> Challenge to the Flexible Development Procedure	_____
<u>Section 2107:</u> Variances	<u>X</u>
<u>Section 2108:</u> Special Exceptions	<u>Bryan Rogers</u>

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).

AS PER WC BOROUGH FOOD SAFETY, I AM ~~PLANNING~~ FILING TO HAVE MY HOME TO BE QUALIFIED AS A COMMISSARY FOR MY FOOD TRUCK BUSINESS, EAST SAGE FOOD, LLC. MY HOME AND BUSINESS IS @ 831 E. SAGE ROAD, WEST CHESTER PA.

FOOD TRAILER SALES AND FOOD PREP WILL ALL TAKE PLACE AT REMOTE LOCATION, WEST CHESTER UNIVERSITY. CURRENTLY PAY STORAGE RENT AT 1138 WEST CHESTER PIKE, WEST CHESTER PA. PUBLIC STORAGE. FOOD TRAILER IS 8' x 18'. THIS IS LONG TERM RENTAL HOME TO BE USED ONLY FOR INVENTORY STORAGE AND STORAGE FOR TRAILER WHEN RE-FILING FRESH WATER & POWER AS NEEDED. INVENTORY WILL ^{BE} STORED IN UNFINISHED BASEMENT WITH SHELVING, STORAGE BINS, REFRIGERATOR (DEEP), AND FREEZER (DEEP).

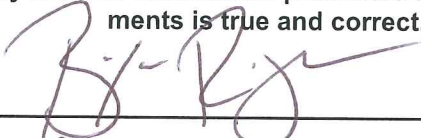
160563(D) Catering

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 05/16/2018

Print Name BRYAN ROGERS

Signature of OWNER _____ Date _____
(If different from applicant)

Signature of ZONING OFFICER _____ Date _____

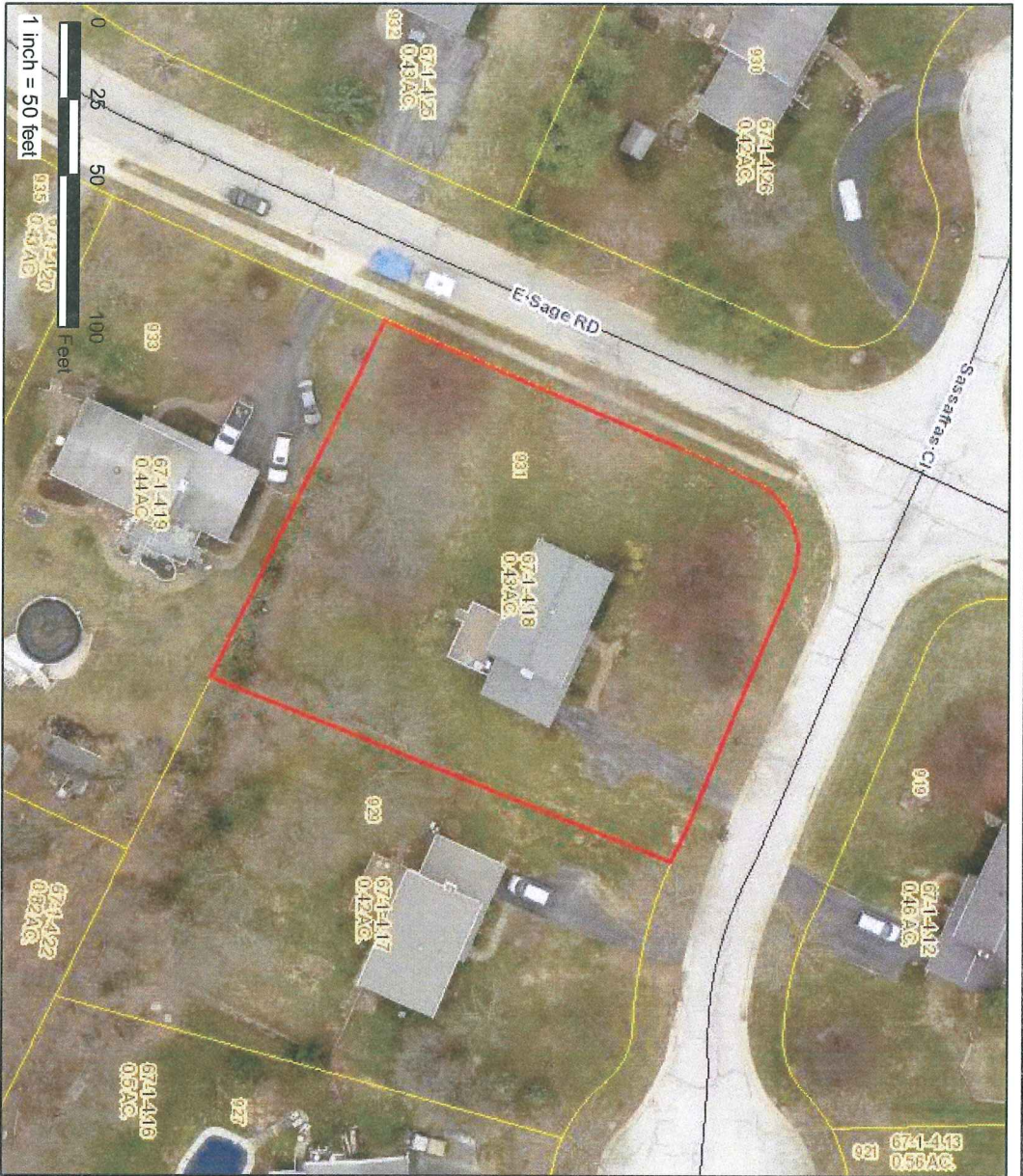
—————OFFICIAL USE ONLY—————

Mailed/faxed to Zoning Solicitor on: _____

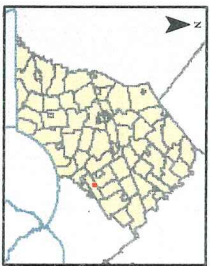
Hearing scheduled on: _____ Advertised on: _____

—————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



COUNTY OF CHESTER
PENNSYLVANIA



Find Address Information

PAR ID: 6701 00041800
 UFE: 67-1-4-18
 Owner1: ROEGES BRYAN P
 Owner2: ROEGES SHAINA E
 Mail Address 1: 831 E SAGE RD
 Mail Address 2: WEST CHESTER PA
 Mail Address 3:
 ZIP Code: 19382
 Deed Book: 9596
 Deed Page: 751
 Deed Recorded Date: 6/8/2017
 Legal Desc 1: SS OF E SAGE RD
 Legal Desc 2: LOT 33 & DWG
 Acres: 0.43
 LUC: R-10
 Lot Assessment: \$ 45,930
 Property Assessment: \$ 135,210
 Total Assessment: \$ 181,140
 Assessment Date: 12/15/2017
 Property Address: 831 E SAGE RD
 Municipality: WESTTOWN
 School District: West Chester Area

Map Created:
 Wednesday, May 16, 2018
 County of Chester



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