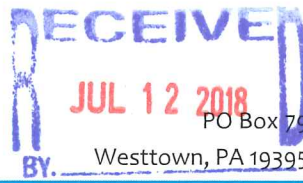


Westtown Township

Zoning Hearing Board Application



P: 610.692.1930
F: 610.692.9651
www.westtownpa.org

Township Use Only	
Date Received: <u>7/12/18</u>	Date Accepted: <u>7/19/18</u>
Project No.: <u>2018-5</u>	Fee/Date Paid: <u>850⁰⁰</u>
Parcel No.: <u>67-2M-67</u>	Acreage of Property: <u>1.34c</u>
Zoning Dist.: <u>R-2</u>	

Applicant & Owner Information

Property Owner	<u>Vincent and Jessica Ceritano</u>	Phone	<u>610.656.4486</u>		
Mailing Address	<u>905 Elk Lane</u>	City	<u>West Chester, PA</u>	Zip	<u>19382</u>
E-mail	_____				
Applicant	<u>Property Owner</u>	Phone	_____		
Mailing Address	_____	City	_____	Zip	_____
E-mail	_____				

Request

<u>Section 2104</u> : Appeals from the Zoning Officer	<u>X</u>
<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>X</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).

Applicants appeal from the Notice of Violation issued by the Zoning Officer dated June 15, 2018 (copy attached as Exhibit "A") alleging that the Applicants are operating an unregistered home occupation from an accessory structure in violation of Section 170-1605 and subsidiary allegations cited under that same section. In the alternative, the Applicants respectfully request variance relief from Section 170-1605, together with such other relief as may be necessary, in order to continue the use of the Applicants' property as it is currently being used.

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 7/11/18

Print Name Vincent Ceritano

Signature of OWNER _____

Date _____

(If different from applicant)

Signature of ZONING OFFICER _____

Date _____

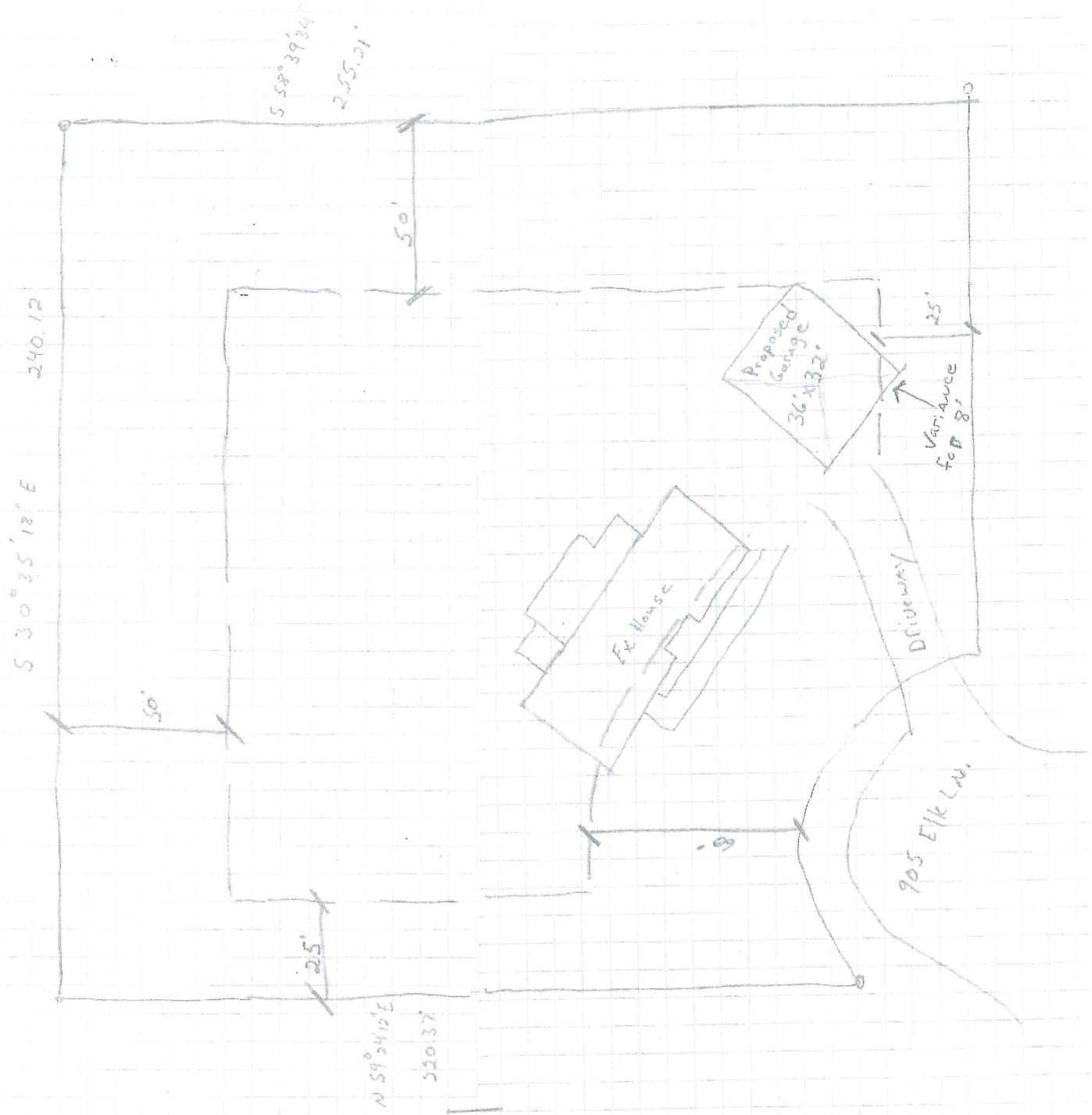
—————OFFICIAL USE ONLY—————

Mailed/faxed to Zoning Solicitor on: 7/20/18

Hearing scheduled on: 8/30 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



Vincent Ceritano
President

PA LIC # PA016714
DE LIC # 2017600916
NJ LIC # 0810623



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West Chester, PA 19382

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