

Westtown Township

PO Box 79
Westtown, PA 19395



P: 610.692.1930
F: 610.692.9651
www.westtownpa.org

Zoning Hearing Board Application

Township Use Only

Date Received: 2/11/19 Date Accepted: 4/29/19
Project No.: 2019-01 Fee/Date Paid: \$ 850⁰⁰
Parcel No.: 47-2-43 Acreage of Property: 13.79
Zoning Dist.: R-1 (Church/School)

Applicant & Owner Information

Property Owner SAINTS SIMON + JUDE SCHOOL Phone 610-696-5249
Mailing Address 6 CAYANAUGH COURT City WEST CHESTER Zip 19382
E-mail PRINCIPAL: SISTER REGINA ELINICK: srelinich@simonandjude.org

Applicant JOHN FURGELE Phone 484-356-6632
Mailing Address 1630 WEST CHESTER PIKE City WEST CHESTER Zip 19382
E-mail jfurgele@csgroupllc.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).

• 6 CAVANAUGH COURT - KNOWN AS SS. SIMON & JUDE SCHOOL
SW CORNER OF WEST CHESTER PIKE & ROUTE 352

• PRESENTLY USED AS A CATHOLIC SCHOOL GRADES
PRE-K TO 8TH GRADE

• CONSTRUCT A PRE-K PLAYGROUND APPROXIMATELY
35' X 42' IRREGULAR SHAPE ON WEST SIDE OF
PROPERTY INCLUDING PLAYGROUND EQUIPMENT
SURROUNDED BY NEW 4' HIGH FENCE ON 3 SIDES

• REQUEST VARIANCE OF 25' SIDE YARD SETBACK
REQUIREMENT

• REASONS FOR RELIEF - SEE JOHN FURGALE /
CONSTRUCTION SERVICES GROUP LETTER 2/11/19

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 *John A. Furgele* Date 2/11/19

Print Name JOHN A. FURGELE

Signature of OWNER *Sister Regina Elinich, S.N.M.* Date 2/11/19
(If different from applicant)

Signature of ZONING OFFICER *Will C. [Signature]* Date 4/29/19

—————OFFICIAL USE ONLY—————

Mailed/faxed to Zoning Solicitor on: 4/29/19

Hearing scheduled on: TBD Advertised on: TBD

—————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

February 11, 2019

Mr. William Ethridge, AICP
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382



**RE: SS. Simon & Jude School
Request for Variance for Installation of a Pre-K Playground**

Dear Mr. Ethridge:

As a SS Simon & Jude School Board Member, Chair of the Facility Committee, and on behalf of SS Simon & Jude School I wish to request a variance to the Westtown Township Zoning Code for the installation of a Pre-K Playground as it encroaches upon the required 25' setback requirement from the side lot.

Attached please find the Westtown Township Zoning Hearing Board Application for this variance request along with supporting documents and a check in the amount of \$850.00 for the application.

We believe this is a reasonable request and ask that the variance be granted for the following reasons:

1. This is the ideal location for the proposed playground as the area is in close proximity to the Pre-K classrooms therefore allowing safe entering & exiting of the students to and from the playground.
2. Due to the limited space between the School parking lot and the property line of the western neighbor (Jaguar/Land Rover Dealership), complying with the 25' setback requirement would not allow adequate space for the playground equipment.
3. The presence of a Pre-K playground at the proposed location will not adversely affect the single adjacent neighbor nor create unnecessary hardship of such adjacent neighbors.
4. Other locations would create significant land disturbance and additional preparation would be required for the playground.
5. The presence of the playground at the proposed location would not alter the character of the neighborhood, nor permanently impair the use & development of any adjacent property.



6. Approval of such variance would represent the minimal variance while affording relief and representing the least modification of the regulation in issue.
7. The proposed location is ideal for providing the most direct & safe pathway for the Pre-K students to and from the playground far and above other locations within the School property.

Attached please find a rough sketch indicating the proposed location with the School property in blue, the proposed playground area in red, the new fence on School property in orange and the adjacent Car Dealership neighbor in green as well as an aerial view of the proposed location and alterations.

We thank you for your consideration with this matter and ask that you provide the next course of action that should be taken. If you have any questions or require any additional information, please call me at (484) 356-6632 or email me at jfurgele@csgroupllc.com.

Sincerely,

John A. Furgele
Managing Member

cc: Ron Avellino/SS Simon & Jude Parish
Peter Federico/ SS Simon & Jude School Board

ATTN: K. MEN?

