

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: 3/26/19 Date Accepted: 4/22/19
Project No.: 2019-04 Snyder Fee/Date Paid: 850⁰⁰
Parcel No.: 67-4-93.3 Acreage of Property: 2.7 ac
Zoning Dist. R-2

Applicant & Owner Information

Property Owner Robert Snyder and Mimi Snyder Phone (484) 354-6936

Mailing Address 620 Oakborne Road City West Chester, PA Zip 19382

E-mail msnyder@villanova.edu

Applicant (same as Property Owner) Phone _____

Mailing Address _____ City _____, Zip _____

E-mail _____

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 _____

Section 2108: Special Exceptions Accessory Dwelling Unit pursuant to Section 170-701(B)(7)

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 Applicant owns a 2.7 acre property at 620 Oakborne Road between and south of South Concord Road to the east and Trellis Lane to the west. The property is currently improved with a single-family home and several outbuildings. The subject property is located in the R-2 Residential District of the Township. The Applicant desires to construct a 1200 sq. ft accessory dwelling unit on the property. A special exception plan prepared by D.L. Howell dated March 12, 2019 is attached. The Applicant makes this application pursuant to Section 170-701(B)(7) of the Township Zoning Ordinance. The Applicant meets all of the specific pertinent criteria for this special exception use, and hence the application should be granted.

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 Mimi C. Snyder

Date 3/20/19

Print Name Robert Snyder and Mimi Snyder

Signature of OWNER (same as above)
(If different from applicant)

Date _____

Signature of ZONING OFFICER Will C. Etzger

Date 4/22/19

—————OFFICIAL USE ONLY—————

Mailed/faxed to Zoning Solicitor on: 4/22/19

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

JOHN A. JAROS
E-MAIL: johnj@rrhc.com
Extension 240



March 25, 2019

Via UPS overnight delivery

Robert Pingar
Westtown Township Manager
1039 Wilmington Pike
West Chester, PA 19382

**Re: 620 Oakborne Road, West Chester, Pennsylvania
Zoning Hearing Board – Special Exception Application**

Dear Rob:

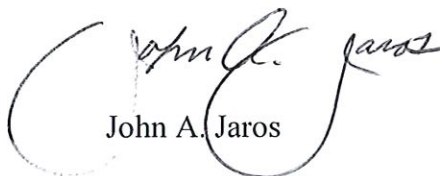
I represent Robert and Mimi Snyder regarding their Special Exception Application for an accessory dwelling on the above-referenced property. Enclosed please find the following:

- Original and four (4) copies of the completed and signed application form;
- Five (5) copies of the special exception plan prepared by D.L. Howell, dated 3/12/2019; and
- A check made payable to the Township in the amount of \$850.00 for the application fee.

I anticipate you will process the application pursuant to the provisions of the Township Zoning Ordinance and Pennsylvania Municipalities Planning Code.

If you have any questions, please don't hesitate to contact me.

Sincerely,



John A. Jaros

JAJ/kdj
Enclosures

cc: Robert and Mimi Snyder (*via e-mail only*)
Andrew DeFonzo, P.E., D.L. Howell (*via e-mail only*)