

PO Box 79
Westtown, PA 19395

Westtown Township

Zoning Hearing Board Application



P: 610.692.1930
F: 610.692.9651
www.westtownpa.org

Township Use Only	
Date Received: <u>2/14/19</u>	Date Accepted: <u>2/19/19</u>
Project No.: <u>2019-02</u>	Fee/Date Paid: <u>\$850⁰⁰</u>
Parcel No.: <u>47-43-36</u>	Acreage of Property: <u>1</u>
Zoning Dist.: <u>R-1</u>	

Applicant & Owner Information

Property Owner STEVEN T. ITALIANO Phone 610-918-1990
JOANNE D. ITALIANO (wife)
Mailing Address 511 Kimberly Lane City West Chester Zip 19382
E-mail STEVE@ITALIANOCOMMERCIAL.COM

Applicant STEVEN T. ITALIANO Phone 610-918-1990
Mailing Address 511 Kimberly Lane City West Chester Zip 19382
E-mail STEVE@ITALIANOCOMMERCIAL.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).

SEE Addendum
ATTACHED

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 2-21-18

Print Name Steven T. Italiano

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

Signature of ZONING OFFICER _____ Date _____

_____**OFFICIAL USE ONLY**_____

Mailed/faxed to Zoning Solicitor on: 2/19/19

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

WESTTOWN TOWNSHIP
ADDENDUM
TO
ZONING HEARING BOARD APPLICATION

Applicant seeks a variance from Section 170-1505 [Fences and Walls], so that the existing aluminum "picket" style fence can remain in its current location.

Applicant installed the fence in June 2014. Applicant contracted with "The Fence Experts", a local contractor. Applicant and contractor contacted the Township prior to erecting the fence. Applicant was advised by the Township that a permit was not necessary as long as fence was under 5' high and a see thru design. In reliance on the Township's direction, Applicant did not obtain a permit to construct the fence.

As shown on the attached sketch plan and pictures, any repositioning of the fence away from Kimberly Lane would work a hardship on applicant in that the relocation of the fence would put the fence in the middle of the driveway.

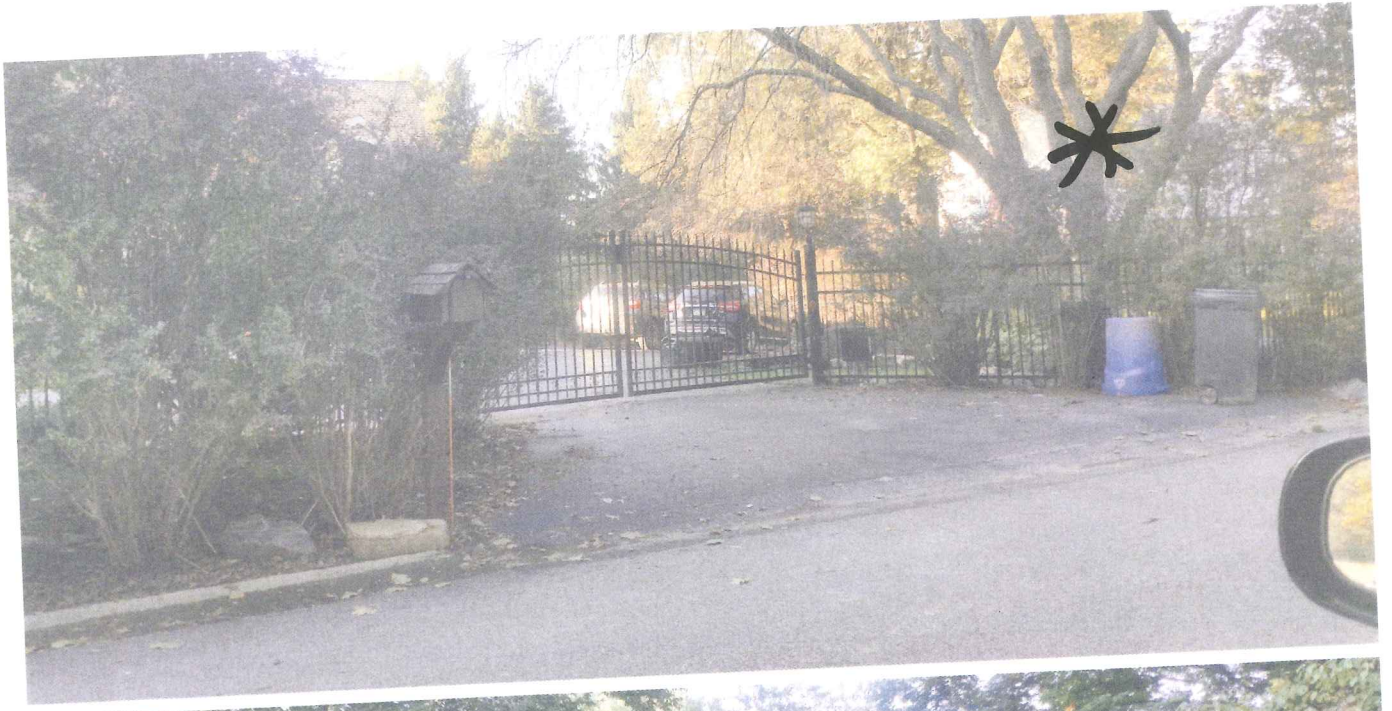
The fence is located behind mature landscaping for its entire length, which landscaping has been on the property hidden behind the 35 year old barberry bushes that were on the property well before Applicant purchased the property in 1992. As such, the fence is only partially visible and has no adverse effect on the health, safety or welfare of any Township resident.

1

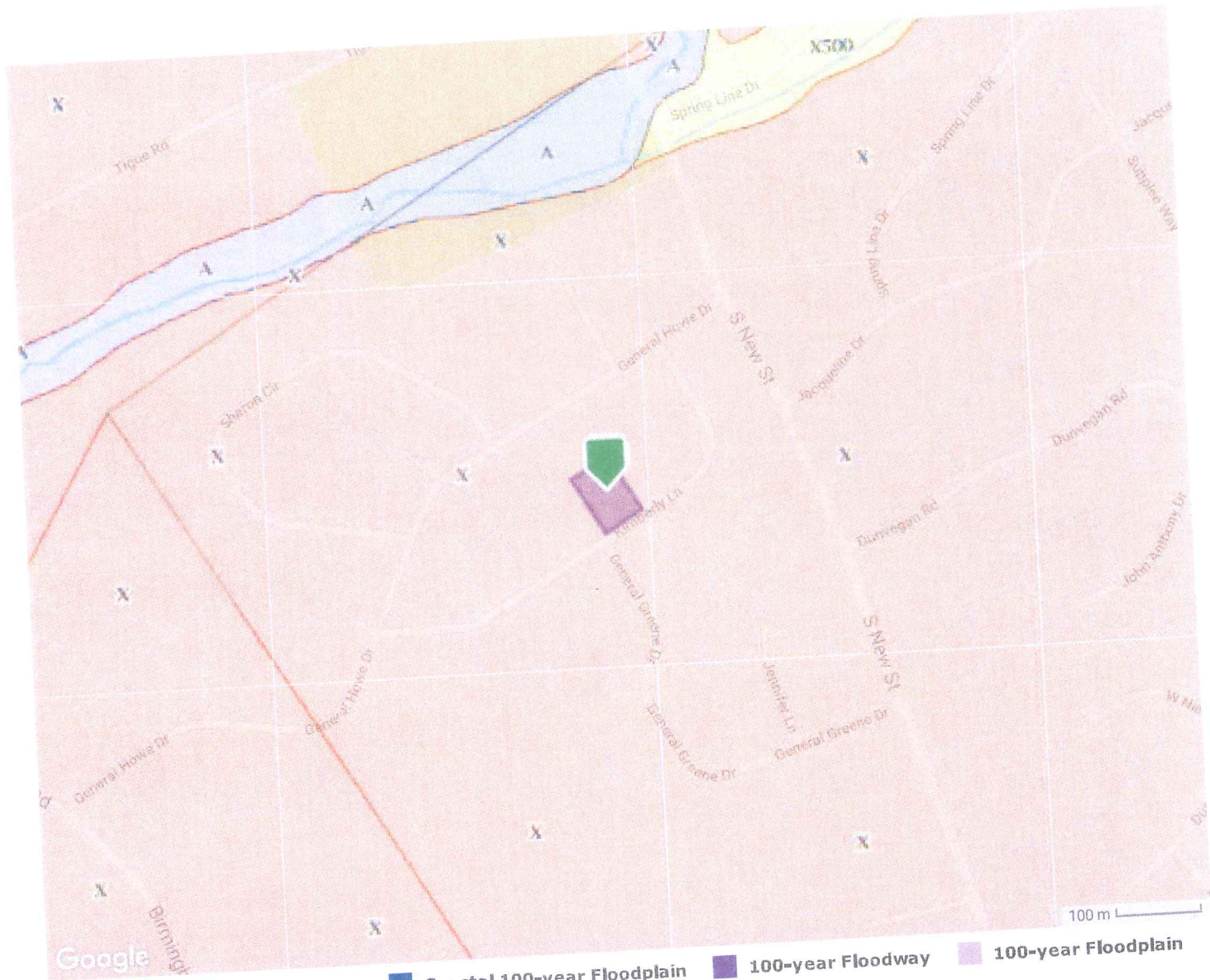
Google Maps 811 Kimberly Ln



Imagery ©2019 Google, Map data ©2019 Google 20 ft







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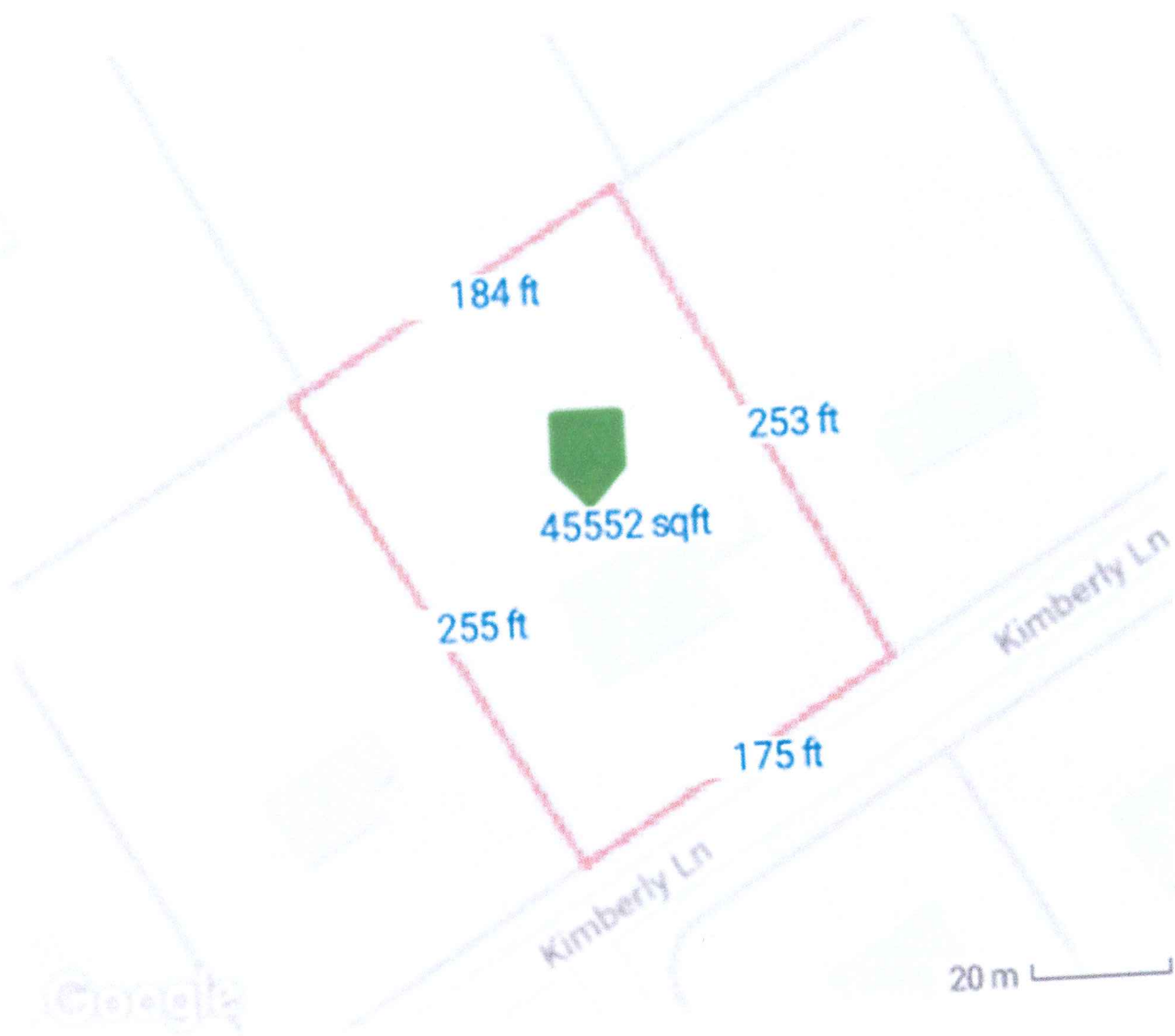
Search Criteria

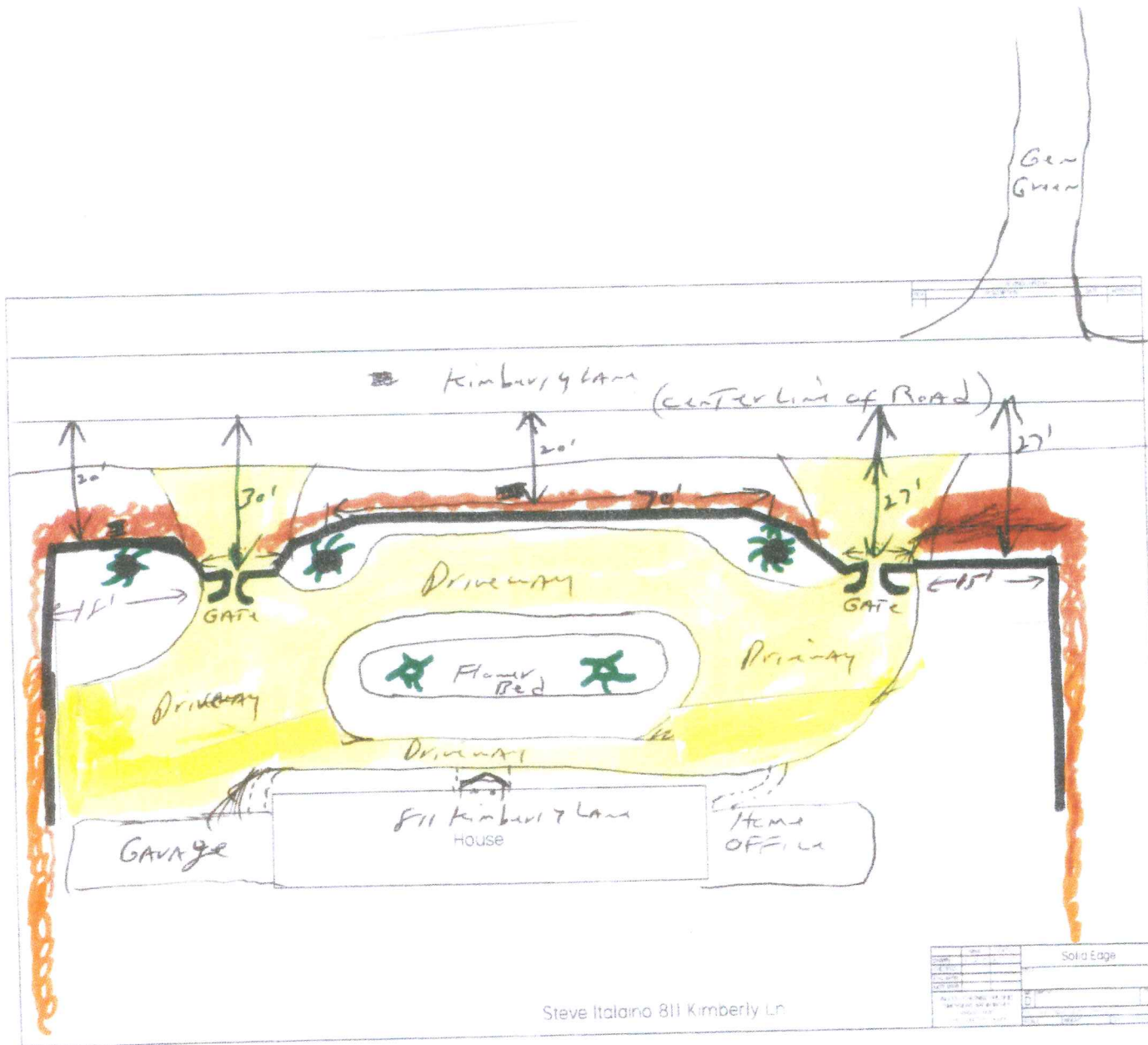
Street Number is 811

Street Name is like 'kimber*'

Selected 1 of 1 result.

811 Kimberly Lane, West Chester, PA





- Paved
- Trees
- Barberry Bushes
- Fence