

AN ADVISORY OPINION OF THE PLANNING COMMISSION OF WESTTOWN TOWNSHIP,
CHESTER COUNTY, PENNSYLVANIA,
ON THE SPECIAL EXCEPTION APPLICATION OF ROBERT & MIMI SNYDER OF 620 OAKBOURNE RD,
WEST CHESTER, PA 19382

Having considered the application materials at their regular meeting of May 8, 2019, examined a site plan of the property, the proposed location of the accessory dwelling, a rendering of the proposed dwelling, the applicant's proposal to connect to public sewer service nearby, the size and appearance of the existing principal dwelling, and the applicant's statement that the placement of the ADU would be moved back a few feet such that it would not project closer to Oakbourne Rd than the principal dwelling, the Planning Commission finds the following;

With the above mentioned change, the Planning Commission recommends the Zoning Hearing Board for Westtown Township **APPROVE** the Special Exception application to allow an Accessory Dwelling Unit at 620 Oakbourne Rd, West Chester, PA 19382. The Planning Commission also strongly suggests the applicants consider subdividing their lot in lieu of an accessory dwelling unit.

The Planning Commission could not come to a consensus on the appropriateness of the size of the ADU as there were questions about the definition of the phrase "gross habitable area" and how to calculate what the code allows. A query was sent to the solicitor and a site visit by staff was scheduled later to determine this.

This opinion was decided upon by a 7-0 vote of the members in attendance at the May 8, 2019 regular meeting.

WESTTOWN TOWNSHIP
PLANNING COMMISSION