



KRISTIN S. CAMP
p: 610.436.4400 Ext# 1050
f: 610.436.8305
e: kcamp@buckleyllp.com
118 W. Market Street, Suite 300
West Chester, PA 19382-2928

July 23, 2019

VIA EMAIL: wethridge@westtown.org

Will Ethridge
Zoning Officer
WESTTOWN TOWNSHIP
1039 Wilmington Pike
West Chester, PA 19382

Re: Amended Addendum to Zoning Application for Gaudenzia, Inc.
1030 S. Concord Road

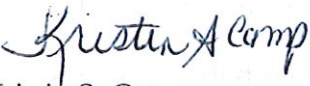
Dear Will:

I learned at the Planning Commission meeting last week that the property at 1030 S. Concord Road owned by Gaudenzia, Inc., is zoned R-1 Residential, not Township Zoning as appears on a Zoning Map published by the Brandywine Conservancy that I found online. In light of that fact, I have amended the Addendum which I submitted with the form zoning application to identify the correct zoning district and to clarify the amount of the proposed expansion. My client is only proposing a 0.25 % expansion of the total area of the West Chester House in order to build a new freezer/cooler in the rear of the building. The zoning relief necessary to expand the structure which houses the nonconforming use is the same. My client is still seeking a special exception pursuant to Section 170-1901.B(3) to build the new freezer/cooler.

Please distribute this revised Addendum to the Zoning Hearing Board and advise if there is anything else that you need from me prior to the zoning hearing.

Thank you for your cooperation.

Very truly yours,


Kristin S. Camp

KSC/akf
Enclosure

cc: w/encl.; via email
David Slinger, Gaudenzia Inc.
Theodore J. Gacomis, P.E.

BUCKLEY, BRION,
McGUIRE & MORRIS LLP
By: KRISTIN S. CAMP, ESQUIRE
Attorney I.D. No. 74593
118 W. Market Street, Suite 300
West Chester, Pennsylvania 19382
(610) 436-4400

ATTORNEY FOR APPLICANTS

GAUDENZIA, INC. : BEFORE THE ZONING HEARING BOARD
: OF WESTTOWN TOWNSHIP

**AMENDED SUPPLEMENT TO WESTTOWN TOWNSHIP
ZONING HEARING BOARD APPLICATION**

Applicant, Gaudenzia, Inc. ("Applicant"), by and through its attorneys, Kristin S. Camp, Esquire and Buckley, Brion, McGuire & Morris LLP, hereby submits this **Amended** Supplement to the Zoning Hearing Board Application (the "Application") filed with the Zoning Hearing Board of Westtown Township, Chester County, Pennsylvania (the "Board"), and in support thereof, state as follows:

1. Applicant is a non-profit organization and the owner of a 10.8-acre parcel of property located at 1030 S. Concord Road, West Chester, Pennsylvania 19382 in Westtown Township which parcel is identified as Chester County Tax Parcel No. 67-4-47.1-E (the "Property"). The deed for the Property is attached hereto as Exhibit "A" and an aerial tax map of the Property is attached hereto as Exhibit "B".

2. The Property is located in the Township's R-1 Residential Zoning District.

3. The Property is improved with five separate buildings which are used for a drug and alcohol residential rehabilitation treatment center (the "Existing Use").

4. The existing condition of the Property contains a total of 97,578 square feet of impervious cover which includes the following:

- 25,593 square feet in existing buildings

- 10,544 square feet in walkways and patios
- 61,441 square feet in driveways

5. The Existing Use of the Property is a lawful nonconforming use which commenced on or about 1970.

6. Applicant seeks to build a new 325 square foot walk-in freezer/cooler unit built on a 540 square foot concrete pad to provide refrigeration and a freezer for the food that it serves in its residential facilities. The new freezer/cooler will be located behind the West Chester House on the Property which is the main building on the Property that is used for residential substance abuse treatment and which contains a total area of 13,251 square feet.

7. Applicant also seeks to build an ADA compliant sidewalk and ramp containing 550 square feet from the West Chester Home to the new freezer/cooler unit.

8. A plan which depicts the proposed concrete pad, freezer/cooler unit and walkways prepared by Edward B. Walsh & Associates, Inc. titled, "Walk In Freezer permit Plan for Gaudenzia" dated January 3, 2019, last revised June 5, 2019 is attached hereto as Exhibit "C".

9. A plan which generally depicts the existing buildings, driveways, walkways, patios and the proposed concrete pad, freezer/cooler unit and new walkway prepared by Edward B. Walsh & Associates, Inc. titled, "Walk In Freezer Permit Plan for Gaudenzia" dated January 3, 2019, last revised June 5, 2019 is attached hereto as Exhibit "D".

10. In order to construct the proposed freezer/cooler, Applicant requires a special exception pursuant to Section 170-1901.B(3) of the Westtown Township Zoning Ordinance (the "Ordinance") which allows a conforming structure housing a

nonconforming use to be expanded upon the lot which it occupied at the effective date of the Ordinance (which would be May 2, 2005 for Section 170-1901) up to a maximum expansion equal to 25% of the building area of the subject structure as it existed upon the effective date of the Ordinance (again which would be May 2, 2005) when authorized as a special exception by the Zoning Hearing Board.

11. The proposed expansion of the existing building is equal to a .25% expansion which complies with Section 170-1901.B(3) of the Ordinance.

12. The extended building will continue to conform in all respects to the standards applicable within the R-1 District in which the building is located.

13. At the zoning hearing, Applicant shall demonstrate that if the special exception is granted by the Zoning Hearing Board, there will not be any adverse impact to the public health, safety or general welfare.

WHEREFORE, Applicant respectfully requests that the Board schedule and hold a hearing with respect to this Application in conformity with the provisions of the Pennsylvania Municipalities Planning Code, 53 P.S. §10101 *et seq.* and the Ordinance, and grant the variance relief requested, as outlined above.

Respectfully submitted,

**BUCKLEY, BRION,
McGUIRE & MORRIS LLP**

Date: July 23, 2019

By: */s/ Kristin S. Camp*
KRISTIN S. CAMP, ESQUIRE
Attorneys for Applicant

EXHIBIT A

I N D E N T U R E

JAN 30 1985
OFFICE OF ATTORNEY GENERAL
CONTRACTS #

THIS INDENTURE, made this 2nd day of April,
A.D., 1985, between the COMMONWEALTH OF PENNSYLVANIA, acting by and through
Walter Baran, Secretary of the Department of General Services, an administrative
department of the Commonwealth of Pennsylvania with the approval of the
Secretary of Health, and the Governor of the Commonwealth of Pennsylvania,
herein referred to as GRANTOR,

RECORDED OF PENN
CHESTER COUNTY PA
APR 25 1985

7013009

AND
GAUDENZIA, INC., (a Pennsylvania non-profit corporation) herein referred
to as GRANTEE,

WHEREAS, under the authority of Act 233 of the General Assembly
of the Commonwealth of Pennsylvania, approved December 21, 1984, the
Department of General Services, with the approval of the Secretary of the
Department of Health and the Governor of the Commonwealth of Pennsylvania,
was authorized to grant and convey the tract of land described herein,

WITNESSETH, that the said GRANTOR, for and in consideration of
the demonstration by Grantee of five or more years of service and program
to addicted persons, the fair return of which is hereby acknowledged, has
granted and convey and by these presents does grant and convey unto the
said GRANTEE, its successors and assigns, a tract of land situate in
Westtown Township, Chester County, bounded and described as follows:

BEGINNING at a point in the title line in the bed of Concord
Road, which point is a corner in the property line of J. C. Smith Memorial
Home; thence along the south property line of said memorial home, crossing
a monument at the edge of Concord Road, south 66 degrees 42 minutes west
1080.47 feet to a railroad spike; thence along same north 22 degrees 29
minutes 20 seconds west 60.00 feet to another railroad spike; thence along
tract about to be conveyed to Westtown Township, the following 8 courses
and distances:

BOOK 41 PAGE 526

(1) South 57 degrees 48 minutes 02 seconds west 446.28 feet to an iron pin.

(2) South 08 degrees 03 minutes 20 seconds east 135.26 feet to an iron pin.

(3) North 86 degrees 03 minutes 50 seconds east 396.35 feet to an iron pin.

(4) South 71 degrees 18 minutes 23 seconds east 110.42 feet to a railroad spike.

(5) South 23 degrees 18 minutes east 105.00 feet to an iron pin.

(6) North 66 degrees 52 minutes east 425.00 feet to an iron pin.

(7) North 04 degrees 49 minutes 14 seconds west 216.15 feet to an iron pin.

(8) North 66 degrees 42 minutes east (crossing an iron pin at the edge of Concord Road) 605.11 feet to a point in the title line in the bed of Concord Road; thence in and along said road north 27 degrees 44 minutes west 245.74 feet to the point and place of beginning.

CONTAINING 10.83 acres more or less.

TOGETHER with the right, liberty and privilege of ingress, egress and regress as and for a roadway 25 feet wide over an existing road to and from East Pleasant Grove Road, the westerly line of which is described from the iron pin at the end of the 5th and beginning of the 6th course and distance above defined as following: south 21 degrees 50 minutes 05 seconds east 239.80 feet to a bend in the road; thence south 40 degrees 33 minutes 07 seconds east 256.50 feet to the north right-of-way line of East Pleasant Grove Road; subject to the obligation of maintenance and repair. Said right, liberty and privilege shall exist only until such time as public sewage services are available to service the above property to be conveyed to Gaudentia, Inc.

Also together with such easements for and access rights to all existing water, sewer and drainage pipes servicing, as well as for and to any replacement pipes necessary to serve, including installation and

connection thereof to public lines, the above property and facilities about to be conveyed to Gaudenzia, Inc. Upon conveyance to Gaudenzia, Inc., the owner of the remaining 38.26 acres will permit Gaudenzia, Inc., to continue using the existing water tower for a maximum of six months after the date of conveyance to Gaudenzia, Inc.

Also together with an easement and access right to and from the existing sewage treatment plant located south of the above described tract and west of the 25 foot roadway, subject to the obligation of maintenance and repair, said easement and access rights to exist only until such time as a public sewage services are available to service the above property to be conveyed to Gaudenzia, Inc.

BEING part of the premises which the General State Authority, by deed dated January 13, 1984 and intended to be recorded, granted and conveyed to the Commonwealth of Pennsylvania in fee, for the use of the Department of Health.

UNDER AND SUBJECT to all easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of any telephone, water, electric, gas or pipeline companies, as well as under and subject, nevertheless, to any interest, estate or tenancies vested in third persons, whether or not appearing of record, for any portion of the said land or improvements erected thereon.

UNDER AND SUBJECT, to the condition that Gaudenzia, Inc., and its successors in title shall not use the described property for any other purpose except for public health and social services rendered to the Commonwealth and to its citizens, and shall not transfer or convey the above property for any other purpose; in the event Gaudenzia, Inc., or a successor in title uses the premises for any other purpose than for public health and social services, or shall transfer or convey the premises for any other

purpose, the above property shall immediately revert to the Commonwealth.
TO HAVE AND TO HOLD the said lot or piece of ground hereby
granted, with the buildings and improvements thereon, unto the said GRANTEE,
its successors and assigns, to and for the only proper use and behoof of
the said GRANTEE, its successors and assigns forever,

IN WITNESS WHEREOF, the GRANTOR, Commonwealth of Pennsylvania, by
Walter Baran, Secretary of the Department of General Services, has caused
this instrument to be signed the day and year first above written.

ATTEST:

Walter Baran
Secretary

APPROVED AS TO LEGALITY &
MANNER OF EXECUTION:
Anthony P. ...
Chief Counsel

COMMONWEALTH OF PENNSYLVANIA
Department of General Services
Walter Baran
Secretary

E. ...
Asst. Counsel

January 23, 1965
Date

APPROVED:
COMMONWEALTH OF PENNSYLVANIA
Department of Health
...
Secretary

APPROVED:
...
Governor

APPROVED AS TO FORM & LEGALITY:
By ...
Deputy Attorney General

Date

COMMONWEALTH OF PENNSYLVANIA:

VS

COUNTY OF DAUPHIN:

On this, the 24th day of March, 1985,
before me the subscribed a Notary Public in and for said County and Commonwealth, personally appeared Walter Baran, Secretary of the Department of General Services of the Commonwealth of Pennsylvania, personally known to me, and who in due form of law acknowledged the above indenture to be his act and deed as Secretary of the Department of General Services, and the act and deed of his constituent, the Commonwealth of Pennsylvania, and desired that the same might be recorded as such.

WITNESS, my hand and official seal the day and year first above written.

Cynthia T. Lentz
Notary Public

CYNTHIA T. LENTZ, NOTARY PUBLIC
My Commission Expires August 8, 1987
Harrisburg, PA Dauphin County

034069 COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALTY TRANSFER TAX APR 17 85 PA 11131 240.17

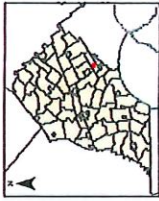
MUNICIPAL TRANSFER TAX
PAID IN AMOUNT OF \$ 240.17
ELAINE S. WEIL
COLL.

- 5 -

BOOK 41 PAGE 530

EXHIBIT B

COUNTY OF CHESTER
PENNSYLVANIA



Find Address Information

PAID: 60M 000008
 UPR: 57-447-1
 Owner: CALDENZA INC
 Mfr Address 1: 79 E SCHOOL HOUSE LA
 Mfr Address 2: PHILADELPHIA PA
 Parcel ID: 67-4-47.2
 Deed Page:
 Deed Recorded Date: 6/15/2010
 Legal Desc: 10.9 AC & CONCORD RD
 Legal Ref: 10.9 AC & BLDG
 Acres: 11
 LUC: E-50
 Lot Assessment: \$175,000
 Property Value: \$1,075,210
 Total Assessment: \$1,075,210
 Assessment Date: 12/14/2018
 Property Address: 10.9 S CONCORD RD
 Municipality: WESTMINSTER
 School District: West Chester Area

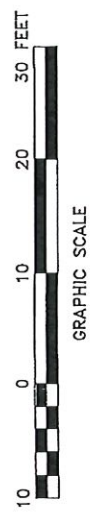
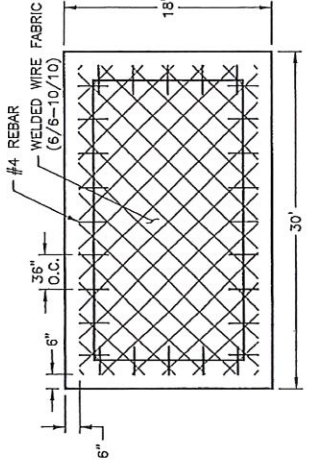
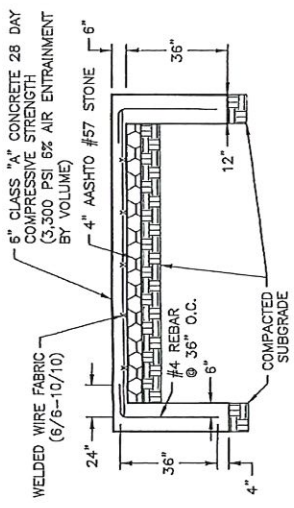
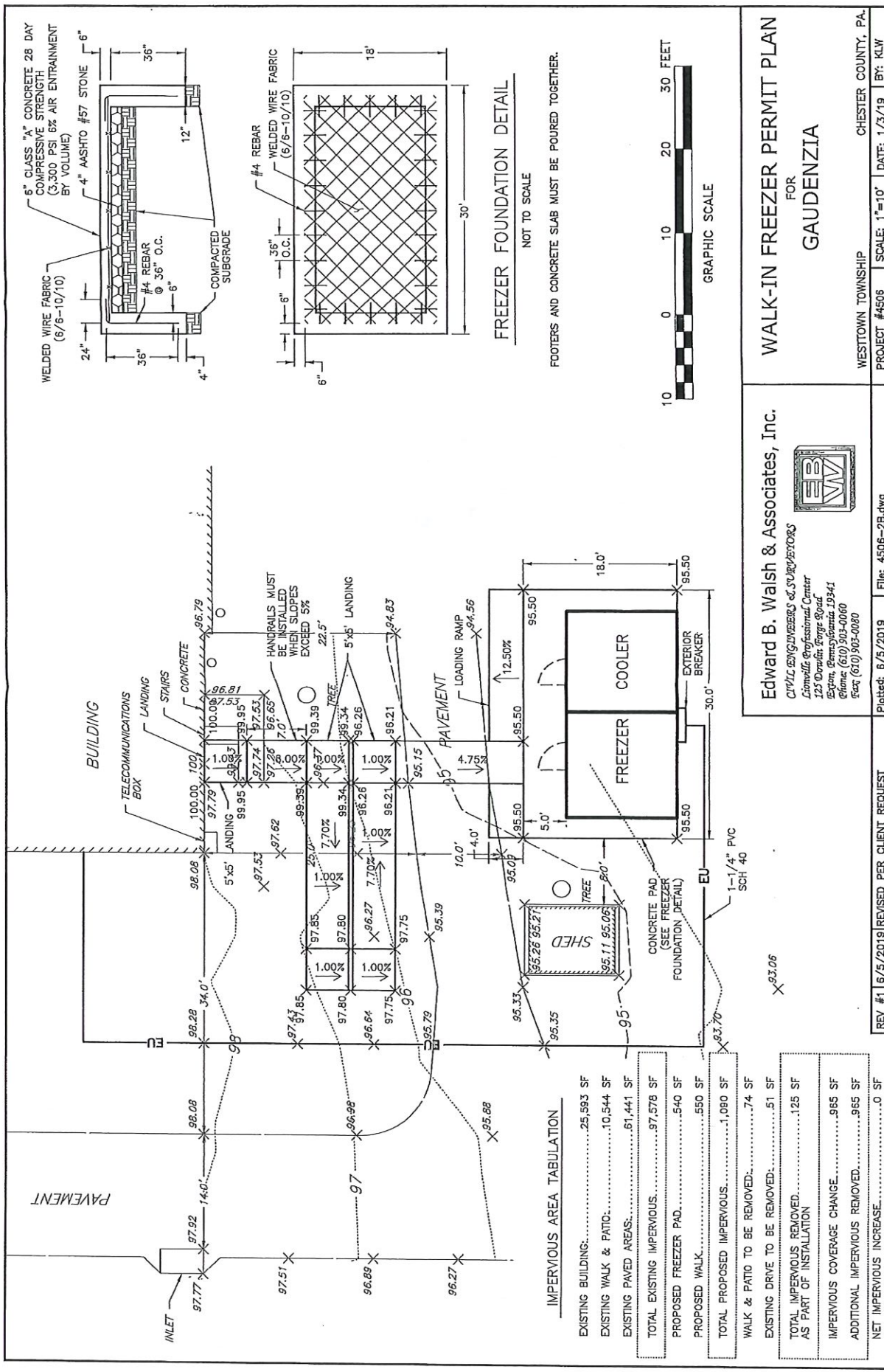
Map Created:
 Wednesday, May 22, 2019
 County of Chester

Disclaimer of Liability and Use:
 Chester County, PA, makes no claims to the completeness, accuracy, or extent of any data contained herein, and makes no representation of any kind, express or implied, as to the accuracy, reliability, or fitness for a particular use, nor any other use, of the information contained herein. For information on data sources, visit the GIS Services page listed at www.chester.org/gis.

Map



EXHIBIT C



WALK-IN FREEZER PERMIT PLAN
 FOR
 GAUDENZIA

Edward B. Walsh & Associates, Inc.
 CIVIL ENGINEERS & SURVEYORS
 Lionville Professional Center
 125 Dupont Forge Road
 Exton, Pennsylvania 19341
 Phone: (610) 303-0060
 Fax: (610) 903-0080



WESTTOWN TOWNSHIP PROJECT #4506 SCALE: 1"=10' DATE: 1/3/19 BY: KLW
 CHESTER COUNTY, PA.

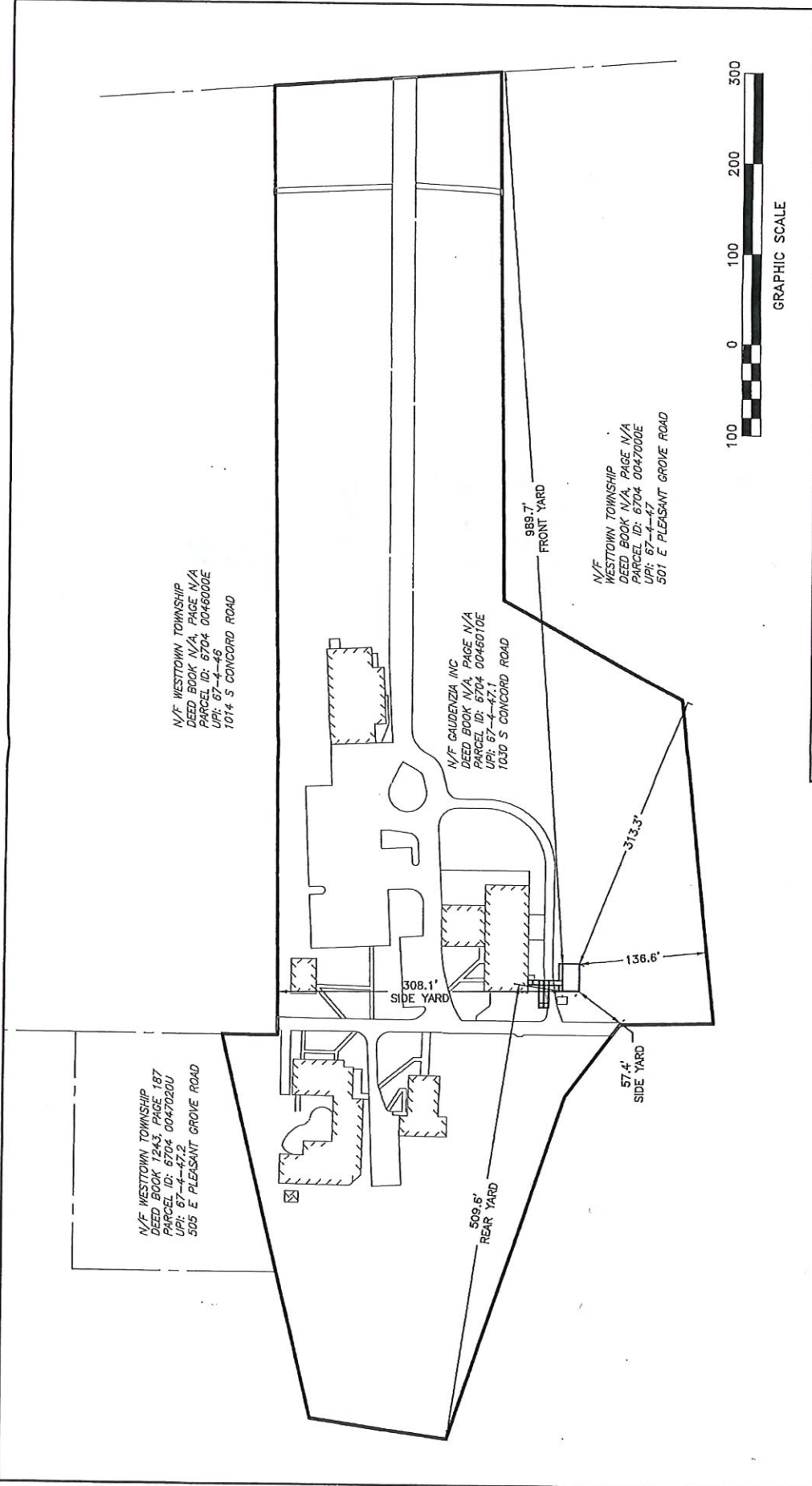
Plotted: 6/5/2019 File: 4506-2B.dwg

REV #1 6/5/2019 REVISED PER CLIENT REQUEST

IMPERVIOUS AREA TABULATION


| | |
|------------------------------------|-----------|
| EXISTING BUILDING..... | 25,593 SF |
| EXISTING WALK & PATIO..... | 10,544 SF |
| EXISTING PAVED AREAS..... | 81,441 SF |
| TOTAL EXISTING IMPERVIOUS..... | 97,578 SF |
| PROPOSED FREEZER PAD..... | 540 SF |
| PROPOSED WALK..... | 550 SF |
| TOTAL PROPOSED IMPERVIOUS..... | 1,090 SF |
| WALK & PATIO TO BE REMOVED..... | 74 SF |
| EXISTING DRIVE TO BE REMOVED..... | 51 SF |
| TOTAL IMPERVIOUS REMOVED..... | 125 SF |
| AS PART OF INSTALLATION | |
| IMPERVIOUS COVERAGE CHANGE..... | 965 SF |
| ADDITIONAL IMPERVIOUS REMOVED..... | 965 SF |
| NET IMPERVIOUS INCREASE..... | 0 SF |

EXHIBIT D



WALK-IN FREEZER PERMIT PLAN
 FOR
GAUDENZIA

WESTTOWN TOWNSHIP
 PROJECT #4506
 SCALE: 1"=100'
 DATE: 1/3/19
 CHESTER COUNTY, PA.
 BY: KLV

Edward B. Walsh & Associates, Inc.
 CIVIL ENGINEERS & SURVEYORS

 Lionville Professional Center
 125 Dorelin Forge Road
 Exton, Pennsylvania 19341
 Phone: (610) 393-0060
 Fax: (610) 903-0080

Plotted: 6/5/2019
 File: 4506-2B.dwg

REV #1 6/5/2019 REVISED PER CLIENT REQUEST

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: 6-18-19
Project No.: 2019-07
Parcel No.: 67-4-47.1
Zoning Dist. R-1

Date Accepted: 6/21/19
Fee/Date Paid: 850.00
Acreage of Property: 10.8

Applicant & Owner Information

Property Owner Gaudenzia, Inc. Phone 610-239-9600
Mailing Address 39 East School House Lane City Philadelphia, PA Zip 19144
E-mail dslinger@gaudenzia.org

Applicant Gaudenzia, Inc. Phone 610-239-9600
Mailing Address 39 East School House Lane City Philadelphia, PA Zip 19144
E-mail dslinger@gaudenzia.org

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 X - See attached narrative

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 attached narrative.

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 Kristin S. Camp Date 6/7/2019

Print Name Kristin S. Camp, Esquire - Attorney for Applicant

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

Signature of ZONING OFFICER Will C. [Signature] Date 6/21/19

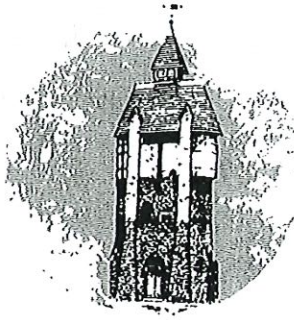
—————OFFICIAL USE ONLY—————

Mailed/faxed to Zoning Solicitor on: 6-21-19

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

1039 Wilmington Pike
West Chester, PA 19382
610-692-1930
email: supervisors@westtown.org

Post Office Box 79
Westtown, PA 19395
FAX 610-692-9651
www.westtownpa.org

February 22, 2013

Amber Anderson
Director, Budgets and Grants Management
Gaudenzia, Inc.
106 West Main Street
Norristown, PA 19401

file → Re: Zoning Information
Tax parcel 67-4-47.1E
1030 South Concord Road
Westtown

Dear Ms. Anderson:

This parcel is located in Westtown's R-1 Residential Zoning District. It is an existing non-conforming use as Gaudenzia House was established prior to the present zoning. A Special Exception must be obtained from the Zoning Hearing Board for any new buildings or additions.

Sincerely yours,

WESTTOWN TOWNSHIP

Elaine L. Adler
Assistant Zoning Officer



GAUDENZIA, INC. Corporate Offices
106 West Main Street
Norristown, PA 19401

(610) 239-9600
Fax: (610) 239-9195

Richard Z. Freemann, Jr., Esq.
Chairman of the Board
Gaudenzia, Inc.

Michael Harle, M.H.S.
President/Chief Executive Officer

February 20, 2013

Ms. Elaine Adler
Assistant Zoning Officer
Westtown Township
PO Box 79
Westtown, PA 19395

Re: Zoning Information
1030 South Concord Road
West Chester, PA 19382

Dear Ms. Adler,

Per our previous conversation, in response to our bid to the Commonwealth of Pennsylvania, Department of General Services for Treatment Services located at our 1030 South Concord Road property, we are required to submit documentation that this property is "appropriately zoned". This can be in the form of any zoning permit, variance or verification from the appropriate office. Please forward any information pertinent to this request to my attention as soon as possible. For further information or questions please contact me by phone at 610-239-9600 ext. 225, by email at aanderson@gaudenzia.org, or by mail at the above address. I thank you in advance for your time and consideration in this matter.

Sincerely Yours,


Amber Anderson
Director of Budgets & Grants Management

Helping people help themselves since 1968

Gaudenzia is registered as a charitable organization with the Pennsylvania Department of State's Bureau of Charitable Organizations under the Solicitation of Funds for Charitable Purposes Act. A copy of this official registration and financial information may be obtained from the Pennsylvania Department of State by calling toll free within Pennsylvania, 1-800-732-0999. Registration does not imply endorsement.



Prepared by/Return to:

Robert F. Adams, Esquire
POB 562
West Chester, PA 19381-0562

RETURN TO

UPI # 67-4-47.1 ✓

JE

RIGHT-OF-WAY AGREEMENT

THIS AGREEMENT, made this 10th day of September, 2006, between **WESTTOWN TOWNSHIP** ("Township"), a body corporate and politic organized and existing under and by virtue of the laws of the Commonwealth of Pennsylvania, in Westtown Township, Chester County, Pennsylvania, and **GAUDENZIA, INC.** ("Owner"), also of Westtown Township, Chester County, Pennsylvania,

6/2
MSA

WITNESSETH:

WHEREAS, the Owner owns a tract of land situate in Westtown Township, Chester County, Pennsylvania, as acquired by deed recorded in Book 41, page 526, in the office of the Recorder of Deeds of Chester County, Pennsylvania, being UPI # 67-4-47.1 ("Property"); and

WHEREAS, the Township is now constructing an extension to its sewer system for the Township to serve the Smith Mansion and other facilities at Oakbourne Park, for which the Township must obtain a certain right-of-way and easement upon, over and under the Property of the Owner; and

WHEREAS, Owner has installed certain sewer lines on the Property within the area of the proposed easement and right-of-way hereinafter described, which facilities are intended hereby to be transferred by Owner to Township.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained, and in consideration of the payment to the Owner of the sum of \$1.00, and other good and valuable consideration, receipt of which is hereby acknowledged by the Owner, the Township and the Owner, each intending to be legally bound hereby, do hereby agree as follows:

1. DEFINITIONS. The term "sewer lines" when used in this instrument shall refer to a sanitary sewer pipe, conduit, manhole, drain, marker, service connection and other appurtenances currently installed on the Property or to be constructed by the Township, meeting the specifications of the consulting engineers of the Township, as approved by the Township for use in the aforesaid sewer system within the sanitary sewer easement on the Property, as shown on the Sanitary Sewer Easement Plan Over



Lands of Gaudenzia, Inc., prepared by Chester Valley Engineers, Inc., dated 8/5/02, marked Exhibit A, attached hereto and made a part hereof.

2. GRANT TO TOWNSHIP. The Owner hereby gives and grants to the Township:

A. The free and uninterrupted right, liberty and privilege to install, construct, reconstruct, replace, remove, enlarge, inspect, operate, repair, make connections with and maintain perpetually such sewer lines, their accessories and appurtenances, as the Township may from time to time require, consisting of underground pipes, conduits, manholes, drains, markers, mains, service connections and other appurtenances upon, over and under a strip of land 20 feet wide, more or less, across the Property belonging to Owner as shown on Exhibit A, and as more particularly described by metes and bounds on Exhibit B.

B. The free and uninterrupted right, liberty and privilege to carry away and dispose of sewage through said sewer lines, regardless of the source of such sewage.

C. All right, title and interest that Owner has in the sewer lines and appurtenances currently located within the aforesaid strip of land described in Exhibits A and B.

To have and to hold the same perpetually to the Township and its successors or assigns, together with the right and privilege at any and all times to enter the said Property, or any part thereof, provided that the Township gives to the Owner reasonable advance notification of the nature of any intended work on the Property and the expected duration of such work, for the purpose of installing, constructing, reconstructing, replacing, removing, enlarging, inspecting, operating, repairing, maintaining, and/or making connections with the sewer lines or other appropriate means of access to the sewer lines; all upon the condition that the Township will at all times during the construction, reconstruction, replacement, removal, repair or maintenance of the sewer lines cause every reasonable means to be used to protect from injury or damage all property, including lawns, trees, shrubbery, fences, buildings, walls, roads, water courses, natural features, or any existing improvement thereto, and will at all times after doing any work in connection with the construction, reconstruction, replacement, removal, repair or maintenance of the sewer lines, cause the Property to be restored to the condition in which the same was found before such work was undertaken, including replacement and/or repair of damaged property, to the extent reasonably possible under the circumstances and consistent with the rights and privileges herein granted.



COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF CHESTER : SS.

ON THIS, the 18th day of September, 2006, before me, a notary public in and for the aforesaid County and Commonwealth, personally appeared Thomas A. Foster, who acknowledged himself to be the Chairman of **WESTTOWN TOWNSHIP**, Chester County, Pennsylvania, and that he, as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal.

Heleen R. Greer

NOTARIAL SEAL
HELEN R. GREER, Notary Public
West Chester, Chester County
My Commission Expires May 6, 2007

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF Montgomery : SS.

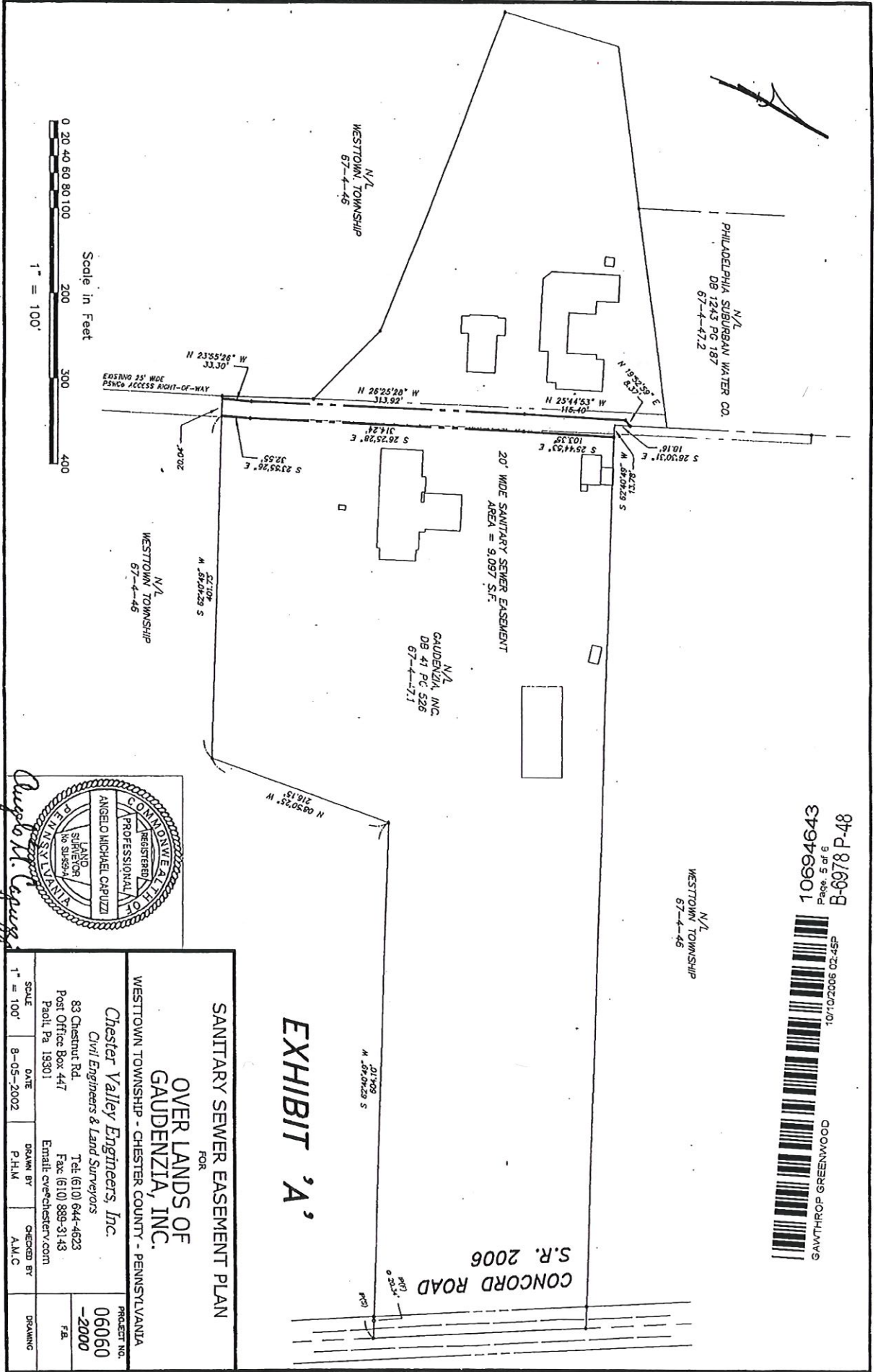
ON THIS, the 18th day of September, 2006, before me, a notary public in and for the aforesaid County and Commonwealth, personally appeared Michael Hmale, who acknowledged himself/herself to be the President of **GAUDENZIA, INC.**, and that he/she, as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporation.

WITNESS my hand and notarial seal.

Elaine Dandridge

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Elaine C. Dandridge, Notary Public
Norristown Boro, Montgomery County
My Commission Expires Aug. 10, 2010
Member, Pennsylvania Association of Notaries

10694643
Page: 4 of 6
B-6978 P-48
10/10/2006 02:45P
GAWTHROP GREENWOOD



Scale in Feet
 0 20 40 60 80 100
 1" = 100'



| | | | |
|---|-----------|---|------------|
| SANITARY SEWER EASEMENT PLAN | | | |
| FOR | | | |
| OVER LANDS OF GAUDENZIA, INC. | | | |
| WESTTOWN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA | | | |
| Chester Valley Engineers, Inc. | | PROJECT NO. 06060 | |
| Civil Engineers & Land Surveyors | | -2000 | |
| 83 Chestnut Rd. Post Office Box 447 Paoli, Pa 19301 | | Tel: (610) 644-4623 Fax: (610) 899-3143 Email: cve@cheval.com | |
| SCALE | DATE | DRAWN BY | CHECKED BY |
| 1" = 100' | B-05-2002 | P.H.M. | A.M.C. |
| | | | DRAWING |

SHEET 1 OF 1

10694643
 Page 5 of 6
 B-6978 P-48

10/20/2000 02:45P

GANTHROP GREENWOOD

CHESTER VALLEY ENGINEERS, INC.

Civil Engineers & Land Surveyors

83 Chestnut Road • P.O. Box 447 • Paoli • Pennsylvania • 19301

(610) 644-4623 • Fax (610) 889-3143 • www.chesterv.com

#6060-2000 – Westtown Township
20 feet wide Sanitary Sewer Easement
August 5, 2002
Dwg.
Page 1

ALL THAT CERTAIN parcel of land SITUATE in Westtown Township, Chester County, Pennsylvania, being shown as 20 feet wide Sanitary Sewer Easement on Plan of Sanitary Sewer Easement over lands of Gaudenzia, Inc., dated August 5, 2002 by Chester Valley Engineers, Inc., Paoli, Pennsylvania, and being more fully described as follows:

BEGINNING at a point on the common line between lands now or late of Gaudenzia, Inc. and lands now or late of Westtown Township, said beginning point being measured the following three (3) courses and distances from the northeasterly corner of said lands of Gaudenzia, Inc. on the title line in Concord Road – S. R. 2006: (1) South 62 degrees 40 minutes 49 seconds West 604.10 feet; (2) South 08 degrees 50 minutes 25 seconds East 216.15 feet; (3) South 62 degrees 40 minutes 49 seconds West 401.73 feet to the point of beginning; thence from the point of beginning, along the aforesaid lands of Westtown Township, South 62 degrees 40 minutes 49 seconds West 20.04 feet; thence through the aforesaid lands of Gaudenzia, Inc., the following four (4) courses and distances: (1) North 23 degrees 55 minutes 26 seconds West 33.30 feet; (2) North 26 degrees 25 minutes 28 seconds West 313.92 feet; (3) North 25 degrees 44 minutes 53 seconds West 115.40 feet; (4) North 19 degrees 52 minutes 59 seconds East 8.37 feet to a point on line of lands now or late of Westtown Township; thence along said lands, the following two (2) courses and distances: (1) South 26 degrees 30 minutes 31 seconds East 18.16 feet; (2) North 62 degrees 40 minutes 49 seconds East 13.78 feet; thence through the aforesaid lands of Gaudenzia, Inc. the following three (3) courses and distances: (1) South 25 degrees 44 minutes 53 seconds East 103.35 feet; (2) South 26 degrees 25 minutes 28 seconds East 314.24 feet; (5) South 23 degrees 55 minutes 26 seconds East 32.55 feet to the point of beginning; and ENCOMPASSING 9,097 square feet of land, be the same, more or less.



10694643
Page 6 of 6
B-6978 P-48

AN ADVISORY OPINION OF THE PLANNING COMMISSION OF WESTTOWN TOWNSHIP,
CHESTER COUNTY, PENNSYLVANIA,
ON THE SPECIAL EXCEPTION APPLICATION OF
GAUDENZIA INC., 1030 S. CONCORD RD, WEST CHESTER, PA 19382

Having considered the application materials and oral presentation by the applicant's legal counsel at their regular meeting of July 17, 2019, the Planning Commission recommends the Zoning Hearing Board for Westtown Township **APPROVE** the special exception application to allow Gaudenzia Inc. to construct a 540 square foot concrete pad and a 550 square foot ADA compliant sidewalk and ramp, for the placement of a new 325 square foot walk-in freezer/cooler unit, to provide refrigeration and a freezer to meet their residential needs, to be placed behind the West Chester House, as shown on the submitted plans.

This opinion was decided upon a 4-0 vote of the members in attendance at the July 17, 2019 regular meeting of the Planning Commission.

WESTTOWN TOWNSHIP
PLANNING COMMISSION

**FINDINGS AND RECOMMENDATION
OFFICE OF PLANNING AND ZONING
WESTTOWN TOWNSHIP, PENNSYLVANIA**

APPLICANT: Gaudenzia, Inc.

CASE NUMBER: 2019-07

HEARING DATE: August 22, 2019

PREPARED BY: William Ethridge, AICP
Director of Planning & Zoning

REQUEST

The applicant is seeking a Special Exception to expand a nonconforming use. The applicant desires to build a new 325 sqft walk-in freezer/cooler unit atop a 540 sqft concrete pad to provide refrigeration and a freezer service for its residential food service operation. The concrete pad will connect to an adjacent building via a 550 sqft ADA compliant sidewalk and ramp.

LOCATION AND DESCRIPTION OF SITE

1030 S. Concord Rd consists of 11 acres and is zoned R-1 Residential District. With the exception of the 1.1 acre water tank property in the northwest corner, the property is surrounded on all sides by property owned by Westtown Township and zoned Township District. The entrance is located on the west side of S. Concord Rd, 780 feet north of the intersection of S. Concord Rd and E. Pleasant Grove Rd. The property is improved with five separate buildings which are used as a part of the overall drug and alcohol rehabilitation treatment center.

PREVIOUS VARIANCE

The property is the subject of a previously granted Special Exception. Application WT – ZHB – 14 – 86 was a Special Exception application to operate an educational use and to permit construction of an accessory building, granted December 16, 1986. (Attachment 1)

APPLICANT'S PROPOSAL

The current use of the property is as a drug and alcohol residential rehabilitation treatment center, and is considered a legal nonconforming use which commenced on or about 1970 when the property was zoned R-1 Residential District. There exists currently on the property, a subterranean chiller and freezer unit which has existed for many years. The condition of the room in which these units are housed has deteriorated to the point that the Chester County Health Department has asked Gaudenzia to remove the existing chiller and freezer from the room, or make considerable improvements to the room.

The applicant has chosen to replace the existing units with the current proposal, in a new location. The subterranean room will be filled to prevent collapse and secured to prevent unauthorized access.

The applicant sought a building permit from the Township to place the new chiller and freezer units upon the proposed concrete pad and attached concrete ADA ramp. After some review of archival documents, the Zoning Officer determined that the property had received legal nonconforming status, and a memo from a previous Zoning Officer, Elaine

Adler, indicated that any new structures proposed at the property would require a Special Exception to expand a legal nonconforming use.

SPECIAL EXCEPTION GENERAL STANDARDS

General standards for the granting of Special Exceptions are contained with 170-2108C 1-5 of the Township Code and are attached to this report as Attachment 2.

EXPANDING A CONFORMING STRUCTURE HOUSING A NONCONFORMING USE

170-1901.B.3 of the Township Code describes the standards for expanding a conforming structure, housing a nonconforming use, and is attached to this report as Attachment 3.

FINDINGS

The subject property exceeds the minimum lot size and lot width for the R-1 zoning district (1 acre and 150' of width required, 11 acres and 250' of width shown). It is an irregularly shaped lot, 1500' at its deepest and 520' at its widest.

The applicant's narrative indicates their intention to construct an ADA compliant sidewalk and ramp to connect the West Chester House to a concrete pad where the chiller and freezer will be installed. Altogether, 1,090 sqft of new impervious coverage would be added (550 sqft sidewalk with ramp and 540 sqft concrete pad). The applicant has stated this expansion would equal the 25% allowable expansion under 170-1901.B.3 of the Township Code. The expansion would conform to all other standards of the R-1 district.

The one outstanding issue that remains is the discovery of three tractor trailers parked on Gaudenzia's property in the southwest corner of the lot (attachment 4). 170-1703.B.1 of the Code requires that all on-site parking spaces must have a dust-free, all-weather surface, and that this requirement is to be met by paving unless otherwise approved by the Board of Supervisors. These spaces must also have a minimum slope of 1% for drainage (2), must be marked by durable painted lines at least four inches wide (3), must be illuminated if used at night (4), and must be appropriately landscaped and screened in accordance with 170-1507 and 170-1508 (5).

RECOMMENDATION

Regarding the general Special Exception standards, the 2019 Comprehensive Plan for Westtown Township makes one specific reference to Gaudenzia on page 7-10:

“Gaudenzia House, a privately owned facility that helps people affected by chemical dependency, mental illness and related conditions, is located in the center of Oakbourne Park. In the long run, this property should be acquired if it comes up for sale. In the near term, additional landscape buffering and possibly fencing could be used to better signal that it is a separate property.”

It is apparent from this language that the Township believes there should be improved landscaping or a more visible barrier between Gaudenzia and the larger Oakbourne Park that surrounds it to prevent park attendees from crossing into Gaudenzia by mistake or vice versa. It may also be desired to better shield Gaudenzia from view. The fact that the

site has been in use in the current manner for over 40 years suggests it is suitable. The Township generally supports improvements made at the suggestion of the Chester County Health Department.

Staff does not believe this improvement will have a negative effect on neighborhood character as the site is at considerable distance from neighboring residences. The sound coming from the unit could present a problem, but the applicant has stated that the units will be in close proximity to their own residents and it is therefore not in their own interests to have the units cause noise problems.

The construction of the ramp will cross an existing internal road that circles the West Chester House. This is one of only two turn arounds on the property. This may prevent vehicles from circling the West Chester House building. The applicant may want to consider rerouting this internal road around the coolers to the south to allow large vehicles, such as fire trucks, the ability to circle the building, as opposed to having to back out of the property. This is only a recommendation, however, and should not prevent this application from being approved.

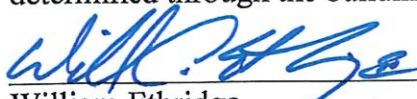
The economic impact to the Township will be negligible, however, the anticipation of allowing this improvement is that Gaudenzia will eventually see a reduction in their power bill over time, making them more energy efficient, as well as having less food spoilage and/or waste over time, both of which benefit the facility and the residents.

Staff believes that the granting of the Special Exception would not negatively alter the essential character of the neighborhood in which the property is located, provided the condition below is attached.

Based upon the above findings and opinion, this Office recommends the Zoning Hearing Board **APPROVE with one condition** the applicant's request for a Special Exception and Variances:

- 1) The location where the tractor trailers are parked is improved as a code compliant parking lot, or the trailers are removed.

This recommendation does not confirm the legal status of a lot. The legality of a lot is determined through the building permit process.



William Ethridge
Director of Planning & Zoning



Date

IN RE: APPLICATION OF : BEFORE THE ZONING HEARING BOARD
GAUDENZIA, INC. : OF WESTTOWN TOWNSHIP
: CHESTER COUNTY, PENNSYLVANIA
: WT-ZHB-14-86

O P I N I O N

FINDINGS OF FACT

1. Gaudenzia, Inc., a Pennsylvania charitable corporation and owner of the premises 1030 South Concord Road, applied for a special exception pursuant to Section 402.2(c)(1) of the Zoning Ordinance to construct a storage building on the subject premises.

2. Gaudenzia, Inc. operates an educational facility for detoxified drug and alcohol abuse clients on the subject premises and the storage building would be used in furtherance of Gaudenzia's educational purposes.

3. Educational uses are permitted by special exception in R-1 zones of the Township and the subject premises lies in an R-1 zone.

4. The proposed building would be located fifty feet from the northern side property line and approximately 635 feet back from South Concord Road and would be 40 feet by 100 feet in size.

5. The use of the building is proposed to be storage with small office space for record and bookkeeping.

6. There are presently on the premises a wood shack and the trailer portion of a semi-rig, both of which are now used for storage purposes.

7. The building as proposed conforms to height and setback requirements of R-1.

8. There was testimony whatsoever that the grant of the application would be in any way injurious to the public health, welfare or safety or that the use does not fall within the ambit of the special exception definition.

CONCLUSIONS OF LAW

Applicant is entitled to the grant of a special exception on the basis of proof presented.

AND NOW, this ^{ORDER} 16th day of December, 1986, a special exception is hereby granted on the following conditions:

(a) Location and construction of the building shall be in accordance with the plans presented and testimony given.

(b) Applicant shall remove from the premises the wood shack and the trailer now used for storage.

WESTTOWN TOWNSHIP
ZONING HEARING BOARD

Robert K. Lawitt
David C. [Signature]

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

§ 170-2108 Special exceptions.
[Amended 3-3-2003 by Ord. No. 2003-2]

Where this chapter has stated special exceptions to be granted or denied by the Board pursuant to express standards and criteria, the Board shall hear and decide requests for such special exceptions in accordance with such standards and criteria. In granting a special exception, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in the chapter, as it may deem necessary to implement the purposes of this chapter. The procedures for acting on a special exception request shall be the same as those specified for variances under § 170-2107, except that the findings contained in Subsections A(5)(a) through (e) of § 170-2107 shall not be applicable. Where any use or any applicable design criteria subject to conditional use approval also is a part of an overall land development plan subject to application for approval of a special exception, such use or design criteria may be considered for approval by the Zoning Hearing Board as part of the applicable special exception application in lieu of separate submission of an application for conditional use approval. Similarly, where any use or any applicable design criteria subject to special exception approval also is a part of an overall land development plan subject to application for conditional use approval, such use or design criteria may be considered for approval by the Board of Supervisors as part of the applicable conditional use application in lieu of separate submission of an application for approval of a special exception.

- A. Application shall be made in writing, indicating the section of this chapter under which an exception is sought. The application shall include a reasonably exact, dimensional sketch showing the placement and use of the proposed buildings and details of parking, loading, lighting, utility systems, sidewalks, and other pedestrian areas, including those within 250 feet of adjoining properties or structures.
- B. Further, a description of the uses proposed shall be included in sufficient detail so that potentially detrimental impacts, if any, can be determined.
- C. The Board shall hear and decide all requests for special exceptions, as identified within this chapter, in accordance with the following standards and criteria:
 - (1) Relationship to the Comprehensive Plan. Consideration of the size, scope, extent, and character of the proposed special exception and assurance that such proposal is consistent with the purposes and objectives of the Westtown Township Comprehensive Plan, including protection and promotion of the public health, safety, and welfare.
 - (2) Suitability of the tract. Consideration of the suitability of the proposed tract including, as applicable, environmental conditions, highway access, and availability of sewer and water service, and of the extent to which the proposed use is susceptible to regulatory restriction through the imposition of appropriate conditions.
 - (3) Impact on existing neighborhood character. Consideration of the extent to which the proposed special exception will alter unduly the character of the existing neighborhood and adjacent tracts, and the effectiveness of proposed or potential mitigation measures; consideration of the character and type of development in the area surrounding the location of the proposed special exception, and a determination that the proposal, if approved, will constitute an appropriate use in the area.
 - (4) Impact on circulation. Consideration of the effects the proposed special exception may have on traffic patterns and volumes, access, and parking.
 - (5) Economic impact. Consideration of the character and type of development proposed in terms of generating revenue for the Township and imposing demands on municipal services.

- D. Persons with disabilities. After the Zoning Officer receives a complete written application, the Zoning Hearing Board shall grant a special exception allowing modifications to specific requirements of this chapter that the applicant proves to the satisfaction of the Zoning Hearing Board are required under applicable federal law to provide a reasonable accommodation to serve persons who the applicant proves have disabilities as defined in and protected by such laws.
- (1) Such reasonable accommodations shall be requested in accordance with the U.S. Fair Housing Act Amendments and/or the Americans with Disabilities Act, as amended.
 - (2) If the applicant is requesting a reasonable accommodation under the United States Fair Housing Amendments Act of 1988 or the Americans with Disabilities Act, the applicant shall identify the disability which is protected by such statutes, the extent of the modification of the provisions of this chapter necessary for a reasonable accommodation, and the manner by which the reasonable accommodation requested may be removed when such person(s) with a protected disability no longer will be present on the property.
 - (3) Any modification approved under this section may be limited to the time period during which the persons with disabilities occupy or utilize the premises.

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

§ 170-1901 Nonconforming uses or structures.

- A. Continuation. The lawful use of a structure or land existing on the effective date of this chapter or subsequent amendment, or authorized by a building permit issued prior thereto and not expired, may be continued, although such use does not conform with the provisions of this chapter.
- B. Expansion. [Amended 5-2-2005 by Ord. No. 2005-4]
- (1) A lot which is nonconforming in regard to building coverage or impervious coverage shall not be permitted any expansion of such coverage beyond the existing nonconformity, as applicable.
 - (2) A nonconforming use of any existing structure may be expanded throughout such structure up to a maximum expansion equal to 25% of the floor area dedicated to the nonconforming use at the time it became nonconforming and if no structural alterations are made therein; provided that such expansion may include structural alterations when authorized as a special exception by the Zoning Hearing Board.
 - (3) A conforming structure housing a nonconforming use may be expanded upon the lot which it occupied at the effective date of this chapter, for purposes of the nonconforming use, up to a maximum expansion equal to 25% of the building area of the subject structure as it existed upon the effective date of this chapter, when authorized as a special exception by the Zoning Hearing Board. The Zoning Hearing Board may impose specific requirements on the expansion of such a building so that the extended building will continue to conform in all respects to the standards applicable within the district in which it is located. The applicant shall have the burden of proof that his application falls within the provisions of this article and that the granting of his application will not be contrary to the public interest. It shall also be the applicant's burden to produce evidence in support of his application which will assist the Zoning Hearing Board in applying the criteria set forth in § 170-2108 of this chapter.
 - (4) Where expansion of a nonconforming structure for purposes of a conforming use may be accomplished such that the expanded portion(s) of the structure are fully conforming to the standards applicable within the district in which it is located, such expansion shall be permitted by right.
 - (5) A nonconforming structure, regardless of use, may be expanded upon the lot which it occupied at the effective date of this chapter, when authorized as a special exception by the Zoning Hearing Board and in accordance with the following:
 - (a) The Zoning Hearing Board may impose specific requirements on the expansion of such a structure so that the extended structure will not increase the degree of nonconformity relative to the standards applicable within the district in which it is located.
 - (b) The portion of the building area (footprint) of any such structure which is nonconforming relative to yard setback requirements shall not be increased by more than 25%, except where such increase in building area shall conform with applicable standards.
 - (c) Notwithstanding the above, any portion of any structure which is nonconforming relative to applicable height limitations shall not be expanded more than 25% at the same height as existed at the time the structure became nonconforming. In no case shall expansion of a nonconforming structure be permitted to increase any nonconformity relative to height.
 - (d) The applicant shall have the burden of proof that his application falls within the provisions of this article and that the granting of his application will not be contrary to the public interest. It shall also be the applicant's burden to produce evidence in support of his application which will assist the Zoning Hearing Board in applying the criteria set forth in § 170-2108 of this chapter.

C. Change of use.

- (1) Whenever a nonconforming use of a structure or land has been changed to a conforming use, such conforming use shall not thereafter be changed to a nonconforming use.
- (2) Any nonconforming use of a structure or land may be changed to a use that conforms with this chapter, provided that, where required, a use and occupancy permit is obtained for such change.
- (3) A nonconforming use may be changed to another nonconforming use only when the proposed change is a use characterized by the same or lesser impacts on adjoining properties and the zoning district in which it is proposed, and only when authorized as a special exception by the Zoning Hearing Board. In making its determination, the Board shall employ, among others, the following criteria:
 - (a) The applicant shall show that the nonconforming use cannot reasonably be changed to a use permitted in the district where it is located.
 - (b) Proposed structural alterations, if any, shall be deemed the minimum necessary to facilitate the proposed use, and generally should not create nor increase any structural or dimensional nonconformity.
 - (c) The applicant shall have the burden of showing that the proposed use will have the same or lesser impact than the existing nonconforming use with respect to:
 - [1] On-street parking, traffic generation, and congestion;
 - [2] Noise, smoke, dust, noxious matter, heat, glare, vibration, and other nuisance characteristics relative to the particular use;
 - [3] Storage and waste disposal;
 - [4] External appearance;
 - [5] Fire hazards;
 - [6] Hours of operation;
 - [7] Volume of sewage generated;
 - [8] Demand for water supply; and
 - [9] Amount of stormwater runoff to be controlled.

D. Restoration. Any lawful nonconforming structure which has been involuntarily damaged by fire, explosion, flood, windstorm, or similar cause to an extent of not more than 50% of its fair market value, or which has been legally condemned, may be restored within the limits of the existing foundation, and within its original dimensions. Restoration shall commence within one year from the date of damage, destruction, or condemnation, and shall be carried on consistently, without major interruption, on a time schedule agreed to by the Zoning Officer at the time of building permit issuance. Where the extent of damage or destruction exceeds 50% of the fair market value, any restoration, reconstruction, or new construction shall comply fully with the terms of this chapter.

E. Discontinuance. If an owner of a building or land which is occupied by a nonconforming use desires to discontinue such use for an extended period of time, but intends to resume such use at a later date, he/she may apply to the Board of Supervisors, in writing, for a certificate of continuance, stating the reasons for and duration of the discontinuance and the date upon which such use will be resumed.

- F. Abandonment. If a nonconforming use of land or a building ceases or is discontinued for a continuous period of six months or more and no certificate has been granted, as stipulated in Subsection E above, such use shall be considered to have been abandoned and any subsequent use of such building or land shall conform to the provisions of this chapter. Similarly, if a certificate and renewal are granted but the nonconforming use is not resumed within the stipulated time period, such use shall be considered to have been abandoned and any subsequent use of such building or land shall conform to the provisions of this chapter.



Pyle Leasing
www.pyleco.com
STORAGE ONLY

6017R
Pyle Leasing
www.pyleco.com
STORAGE ONLY

Pyle Leasing
435
www.pyleco.com
STORAGE ONLY



