

# Memo

**To:** Westtown Planning Commission

**From:** Maggie Dobbs, AICP, Director of Planning & Zoning

**Date:** August 13, 2021

**Re:** ZHB Case #2021-05 Hughes Garage Variance

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A Zoning Hearing Board variance application has been submitted for the property located at 1545 Overhill Road (UPI 67-3-106). The property is currently improved with a single-family house with rear patio, single-lane paved driveway, and an in-ground pool. The applicant proposes to construct a two-car detached garage and is seeking variances from the following zoning provisions:

- Section 170-1502.F to permit a structure closer to the side lot line at a distance less than the height of the structure. The proposed garage is 21 feet tall which means the side yard setback should be at least 21 feet. The proposed side yard setback is 5' 4". This represents an encroachment into the side yard of 15' 6".
- Section 170-702.B(2)(c) to permit overall impervious coverage on the lot to exceed 20%. The lot has an existing impervious coverage of 25% (pre-existing nonconforming). The garage would increase the impervious coverage on the lot to 28.24%.
- Section 170-1901.B(1) to permit a lot which is nonconforming in regard to impervious coverage to expand the coverage beyond the existing nonconformity. The lot is presently nonconforming with regard to impervious cover and the proposal would increase that nonconformity by adding an additional 648 square feet (3.24%).

The completed application was received on August 13, 2021. The ZHB Hearing will need to be scheduled no later than Tuesday October 12, 2021.

# 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: _____	Project No.: _____
Parcel ID: _____	Zoning Dist: _____
Date Paid: _____	PC Date: _____
Hearing Date: _____	Property Posted: _____
Dates Advertised: _____	
Reviewed by: _____	

### Applicant & Owner Information

Applicant <u>Stevie Hughes</u>	Phone <u>610-496-4889</u>
Property Address <u>1945 Overhill Rd.</u>	City <u>West Chester</u> Zip <u>19382</u>
E-mail <u>shughes1397@gmail.com</u>	

Property Owner _____ <small>(if different from Applicant)</small>	Phone _____
Mailing Address _____ <small>(if different from Property Address)</small>	City _____ Zip _____
E-mail _____	

### Request

Please select all that apply and provide a brief description of the requested relief or approvals sought.  
*i.e. 6 ft encroachment into rear yard, or Special Exception for construction of ADU.*

<input type="checkbox"/> <u>Section 2104</u> : Appeals from the Zoning Officer _____
<input type="checkbox"/> <u>Section 2105</u> : Challenge to the validity of the Zoning Ordinance or Map _____
<input type="checkbox"/> <u>Section 2106</u> : Challenge to the Flexible Development Procedure _____
<input checked="" type="checkbox"/> <u>Section 2107</u> : Variances <u>170-1502.F, 170-702.B (2), 170-1901.B</u>
<input type="checkbox"/> <u>Section 2108</u> : Special Exceptions _____

Please provide a narrative of your request in an attachment that includes all required information and any other supporting documentation.

1. *Property information*

Setbacks of existing primary or accessory structure(s)  
Lot Size: 20,000 SF Front: 48 FT Side (R): 35 FT Side (L): 31 FT Rear: 126 FT

Existing property use: Residential

Existing structure(s): House

2. Description of all proposed improvements, additions and/or change of use. 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, and sidewalks, including those within 250 feet of adjoining properties or structures. For physical changes to the lot or structures, indicate the size of all proposed improvements, setbacks to property lines, materials to be used and general construction to be carried out.
3. For **VARIANCES**, provide a response to each of the following hardship standards:
- A. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Zoning Ordinance in the neighborhood or district in which the property is located.
  - B. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the area and bulk regulations or design standards of the Zoning Ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property, but shall not allow a change in use to one not permitted by right in that district.
  - C. That such unnecessary hardship has not been created by the applicant.
  - D. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, not substantially or permanently impair the appropriate use or development of adjacent property, and not be detrimental to the public welfare.
  - E. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.
4. For **SPECIAL EXCEPTIONS**, provide a response to how the proposed use impacts each of the following:
- A. Relationship to the Comprehensive Plan. Consideration that the size, scope, extent, and character of the proposed use will be consistent with the purposes and objectives of the Westtown Township Comprehensive Plan, including protection and promotion of the public health, safety, and welfare.
  - B. 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.
  - C. 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.
  - D. Impact on circulation. Consideration of the effects the proposed special exception may have on traffic patterns and volumes, access, and parking.
  - E. 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.

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.

**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

———— **CERTIFICATION** ————

**Please review and certify the following information.**

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.

I agree to pay additional funds (if necessary) as requested by the Township.

The Zoning Officer and Zoning Hearing Board may request additional information and documentation to prepare for said hearing.

By checking this box, I certify that the information presented in this application and all attachments is true and correct.

**Please ensure the following documents have been included in your application packet:**

- Completed and signed application form
- Check in the amount of the applicable application fee
- Narrative responding to all applicable prompts
- Proof of property ownership (Copy of Deed or Agreement of Sale)
- Six (6) copies of plans or sketch of the proposed improvements

*Plan drawings are preferred, but not required, to be prepared by a registered engineer, architect, or surveyor. Any measurements/setbacks should be accurate and clearly depicted on provided plot plans or elevations. If the applicant's plans are larger than 11" x 17", the applicant must submit one set of plans reduced to no larger than 11" x 17". Digital copies of plan sets shall be submitted if available.*

Any additional photos or supporting documentation (optional)

Applications may be submitted in person, mailed, or electronically as a PDF. The application fee must be submitted before an application can be accepted for review.

Signature of APPLICANT Stevie Hughes

Date 8/12/21

Print Name Stevie Hughes

Signature of OWNER \_\_\_\_\_  
(If different from applicant)

Date \_\_\_\_\_

Stevie Hughes  
1545 Overhill Road  
West Chester, PA 19382

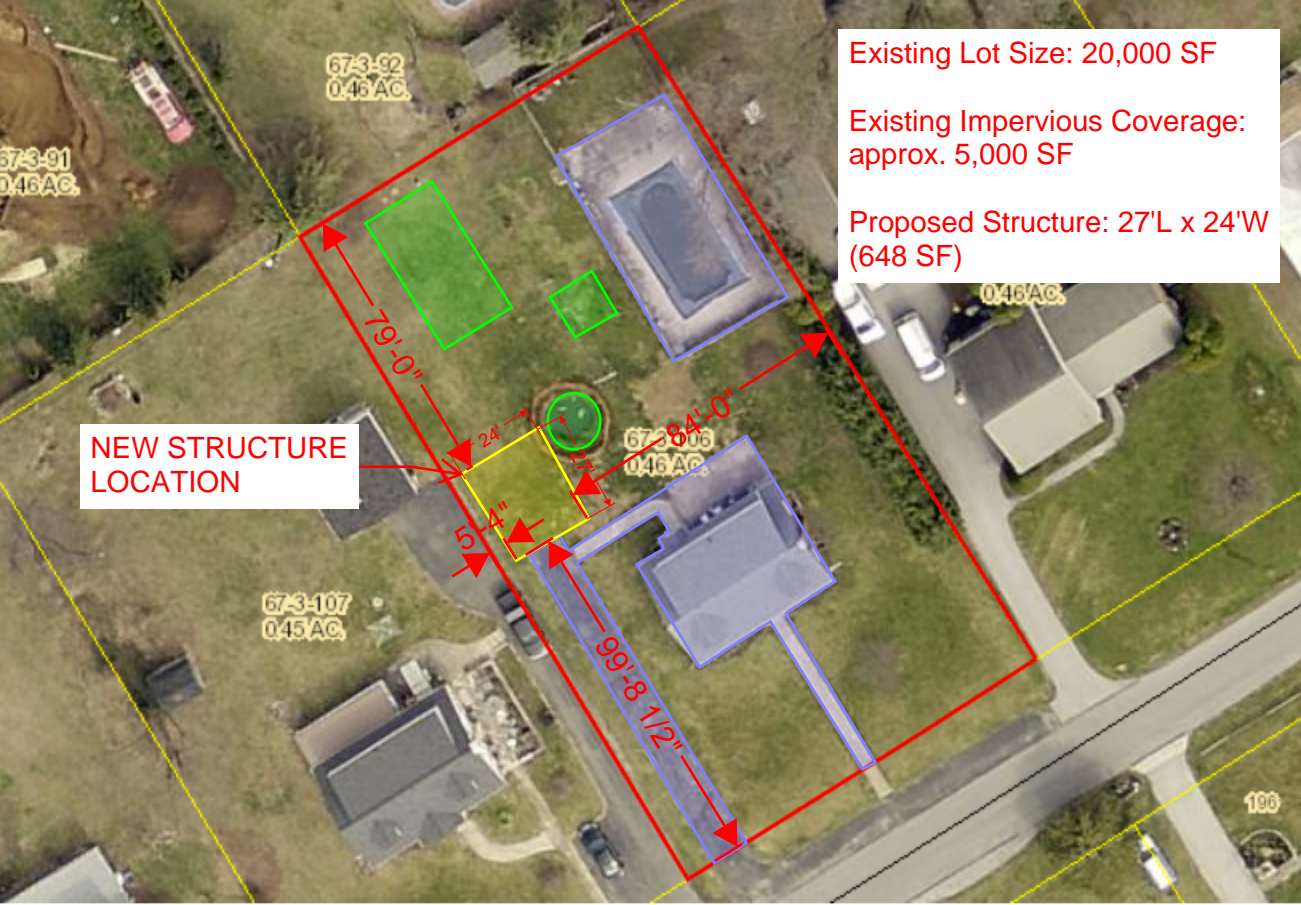
Description of proposed addition:

The proposed structure is a residential storage/ garage. The garage is a (2) car garage with a first floor that has a slab on grade and a second floor for additional storage. The garage has an overall lot size of 27'-0"L x 24'-0"W and has been significantly reduced in size since the original proposed drawings to maintain as little impervious coverage to the existing lot as possible.

Variances:

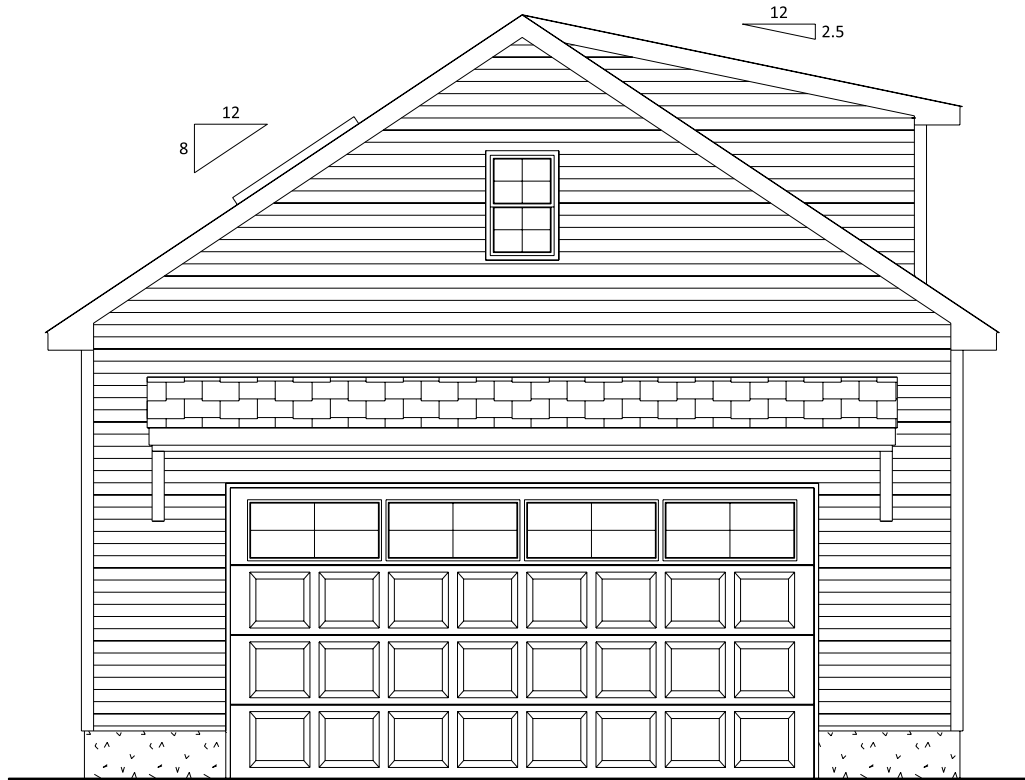
§170-1502.F, 170-702.B, 170-1901.B

- A. Due to the location of the existing, failed septic tank (that has since been filled in), and the location of the recently installed drainage pad for the new septic tank, the location of the proposed structure is unable to be located with a set-back (right) that meets township requirements.
- B. As stated above, to try to maintain minimal impeding on the dimensional variance §170-1502.F the original garage dimensions of have been decrease to 27' x 24' to maximize the dimensional set-back (left) from the lot lines.
- C. The building of an additional structure on our lot does not create any hardships to the township or neighborhood.
- D. As a designer, it has always been my goal to create a design that maintains appearance with the existing, adjacent structure (house) on the lot and maintains the appropriate use and appearance of said structure in relation to other similar structures in the neighborhood.
- E. The structure has been decreased in size to the maximum extent so to create as little impact on the property and to represent minimum variance modifications.



Find Address 1 of 1, PARAMETERS = Street: OVERHILL, Street Num: 1545, Street Type: RD

Owner 1	Owner 2	Mailing Address 1	Mailing Address 2
EDWARD S	HUGHES CAROL C	1545 OVERHILL RD	WEST CHESTER PA



**BUILDER:**

Backyard Creations LLC  
 150 Marticville Rd.  
 Lancaster, PA 17603

**PROJECT:**

Anthony Michaud  
 1545 Overhill Rd.  
 West Chester, PA 19382

FINAL	3/15/21	E.S.



**DRAFTING**  
 CONCEPTS

5219 Old Strasburg Rd.  
 Kinzers, PA 17535

P. 717-442-5053 F. 717-370-5925  
 John@DraftingConceptsLLC.net

**SCALE:**

AS NOTED

**SHEET TITLE:**

Cover sheet

**PROJECT NO.:**

D143-21

1

**CODE & LOADING INFORMATION**

**OCCUPANCY TYPE**

- RESIDENTIAL STORAGE

**CONSTRUCTION TYPE**

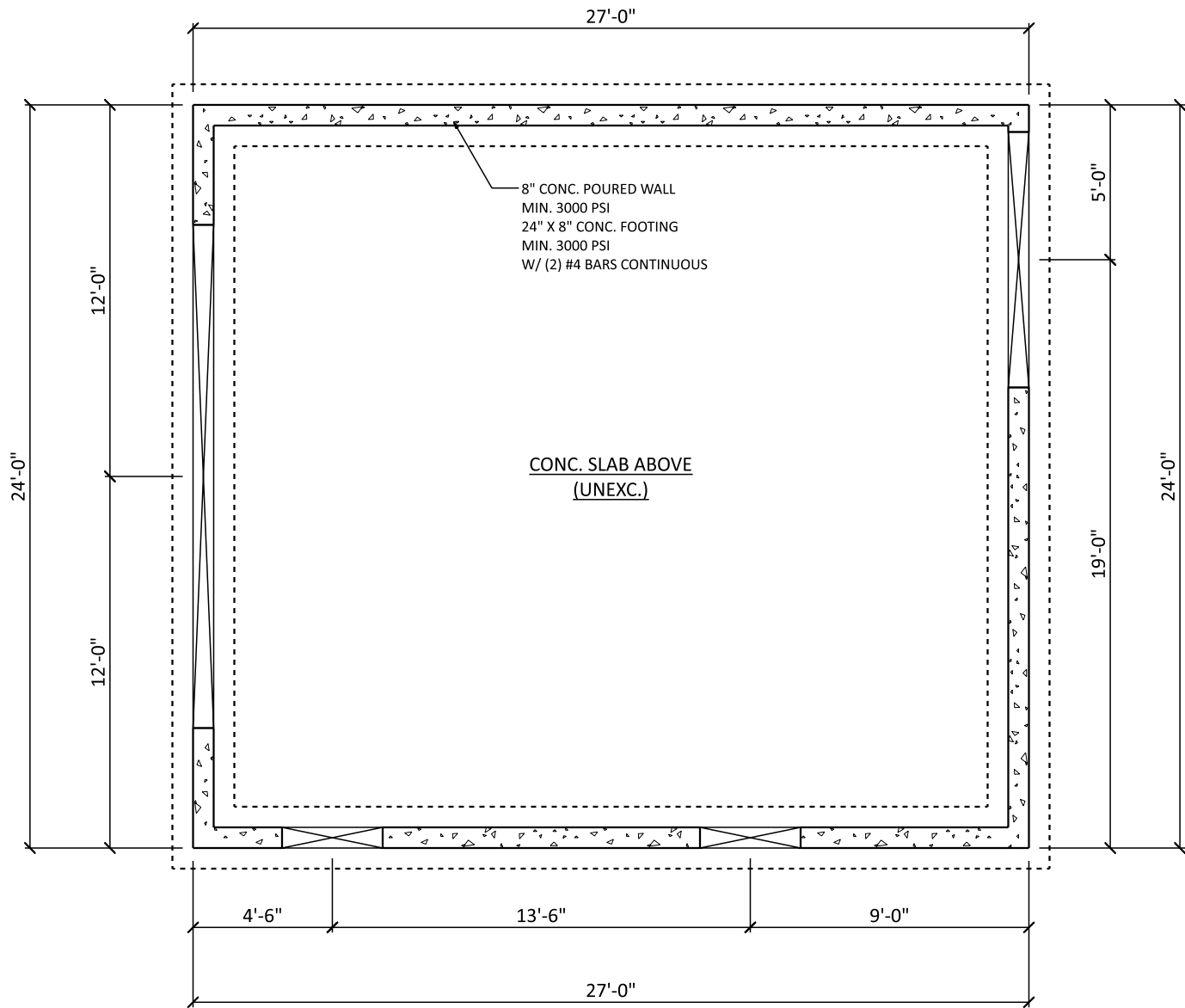
- TYPE 5 B

**LOADING NOTES**

- 1st FLOOR SLAB ON GRADE

- 2nd FLOOR LIVE = 30 PSF

- GROUND SNOW = 30 PSF
- DEAD LOADS = 10 PSF
- BASIC WIND SPEED = 115 MPH
- EXPOSURE CLASS = B
- SEISMIC DESIGN CATEGORY = B
- FROST LINE DEPTH = 36"
- ASSUMED SOIL CLASS = GM, GC
- SOIL BEARING CAPACITY = 2000 PSF  
 IF SOIL DIFFERS FROM ASSUMED ABOVE  
 (REFER TO IRC CODES)



# FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

**BUILDER:**  
Backyard Creations LLC  
150 Marticville Rd.  
Lancaster, PA 17603

**PROJECT:**  
Anthony Michaud  
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West Chester, PA 19382

FINAL	3/15/21	E.S.



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Kinzers, PA 17535

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John@DraftingConceptsLLC.net

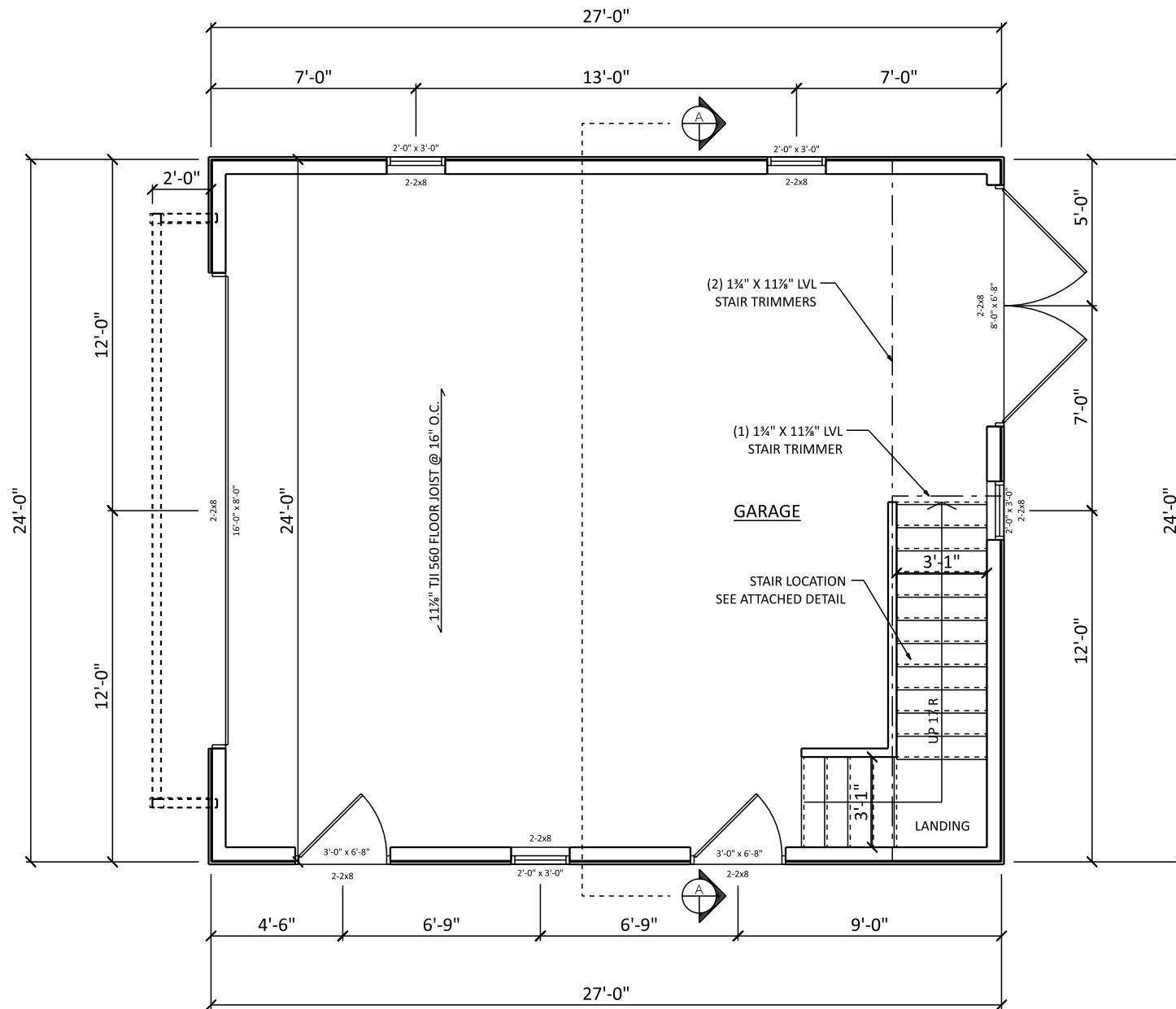
**SCALE:**  
AS NOTED

**SHEET TITLE:**  
Foundation plan

**PROJECT NO.:**  
D143-21

2





# FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

BUILDER:

Backyard Creations LLC  
150 Marticville Rd.  
Lancaster, PA 17603

PROJECT:

Anthony Michaud  
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West Chester, PA 19382

FINAL	3/15/21	E.S.



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CONCEPTS

5219 Old Strasburg Rd.  
Kinzers, PA 17535

P. 717-442-5053 F. 717-370-5925

John@DraftingConceptsLLC.net

SCALE:

AS NOTED

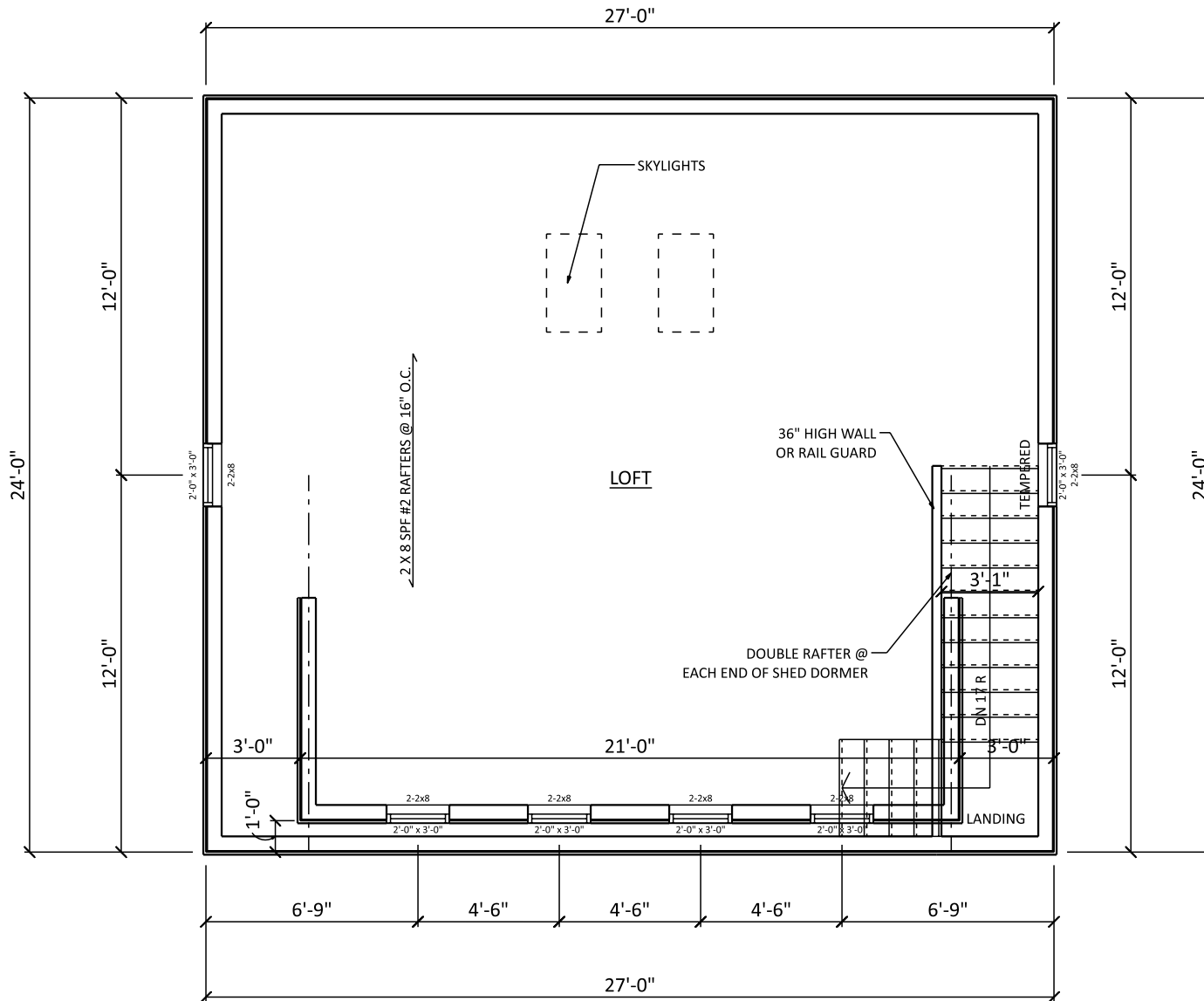
SHEET TITLE:

First floor plan

PROJECT NO.:

D143-21

3



## SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

BUILDER:

Backyard Creations LLC  
150 Marticville Rd.  
Lancaster, PA 17603

PROJECT:

Anthony Michaud  
1545 Overhill Rd.  
West Chester, PA 19382

FINAL	3/15/21	E.S.



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CONCEPTS

5219 Old Strasburg Rd.  
Kinzers, PA 17535

P. 717-442-5053 F. 717-370-5925  
John@DraftingConceptsLLC.net

SCALE:

AS NOTED

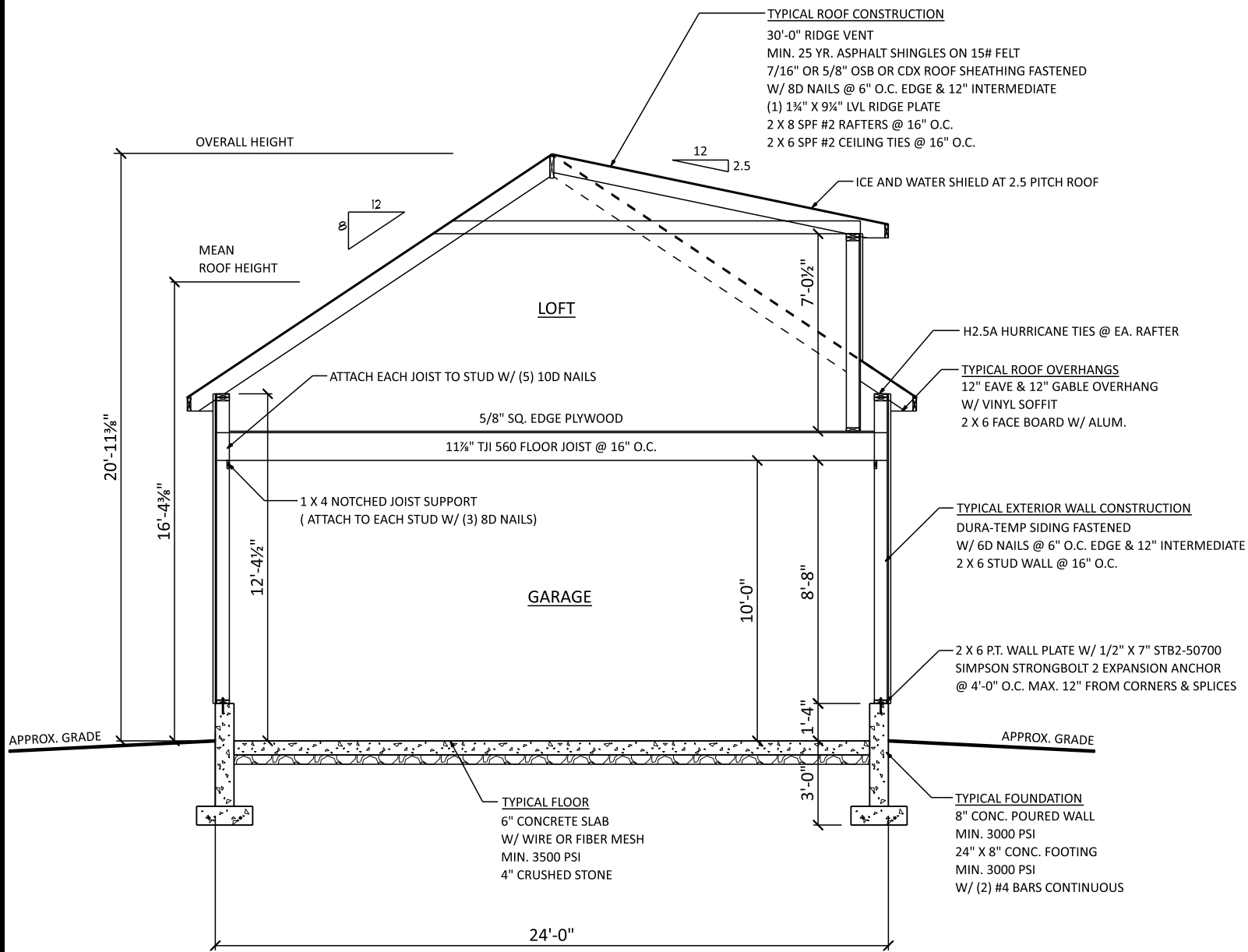
SHEET TITLE:

2nd floor plan

PROJECT NO.:

D143-21

4



# SECTION A

SCALE: 3/16" = 1'-0"

**BUILDER:**  
 Backyard Creations LLC  
 150 Marticville Rd.  
 Lancaster, PA 17603

**PROJECT:**  
 Anthony Michaud  
 1545 Overhill Rd.  
 West Chester, PA 19382

FINAL	3/15/21	E.S.



**DRAFTING**  
 CONCEPTS

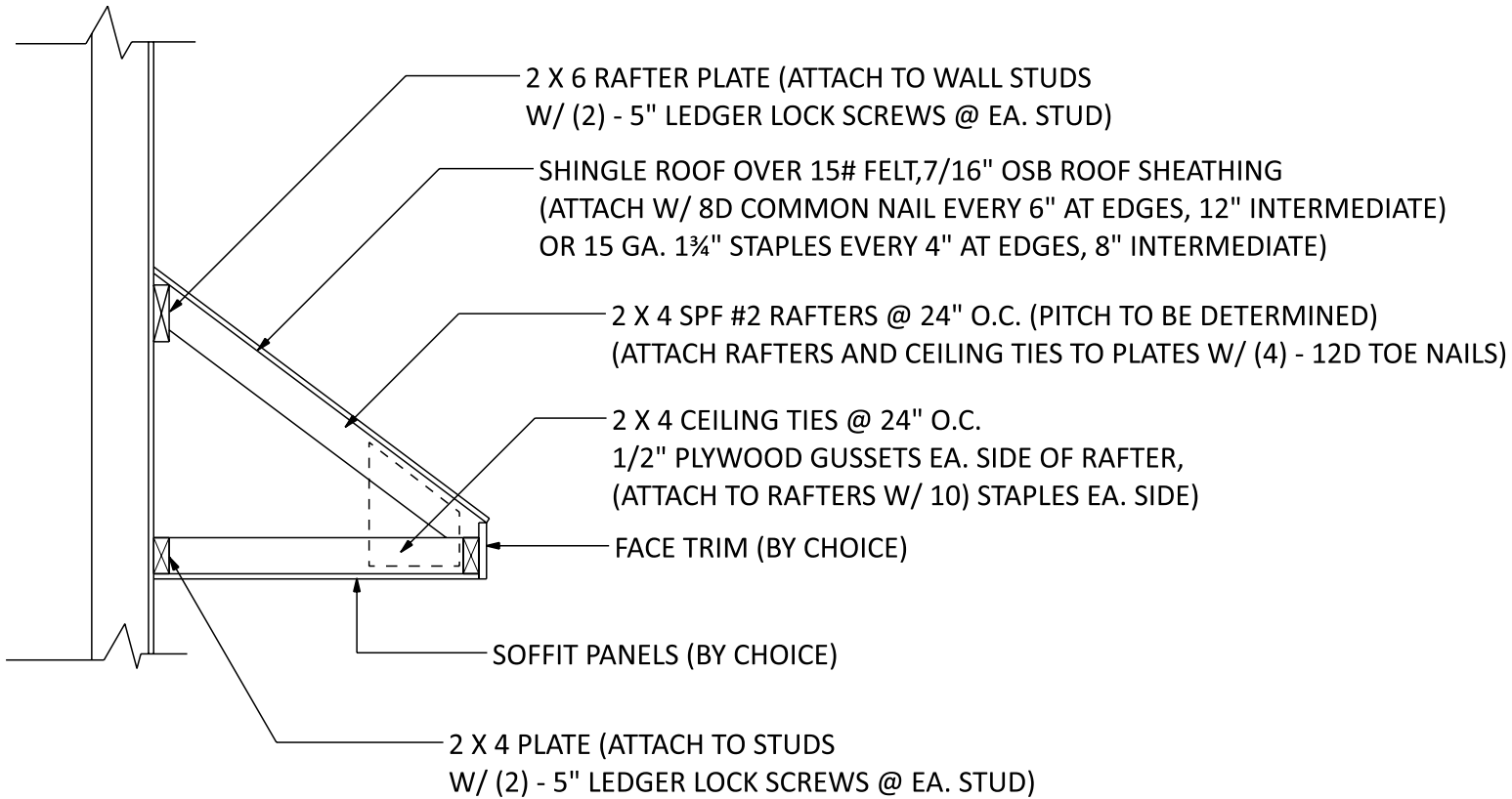
5219 Old Strasburg Rd.  
 Kinzers, PA 17535  
 P. 717-442-5053 F. 717-370-5925  
 John@DraftingConceptsLLC.net

**SCALE:**  
 AS NOTED

**SHEET TITLE:**  
 Section A

**PROJECT NO.:**  
 D143-21

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## PENT ROOF DETAIL

### BUILDER:

Backyard Creations LLC  
150 Marticville Rd.  
Lancaster, PA 17603

### PROJECT:

Anthony Michaud  
1545 Overhill Rd.  
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FINAL	3/15/21	E.S.



## DRAFTING CONCEPTS

5219 Old Strasburg Rd.  
Kinzers, PA 17535

P. 717-442-5053 F. 717-370-5925  
John@DraftingConceptsLLC.net

### SCALE:

AS NOTED

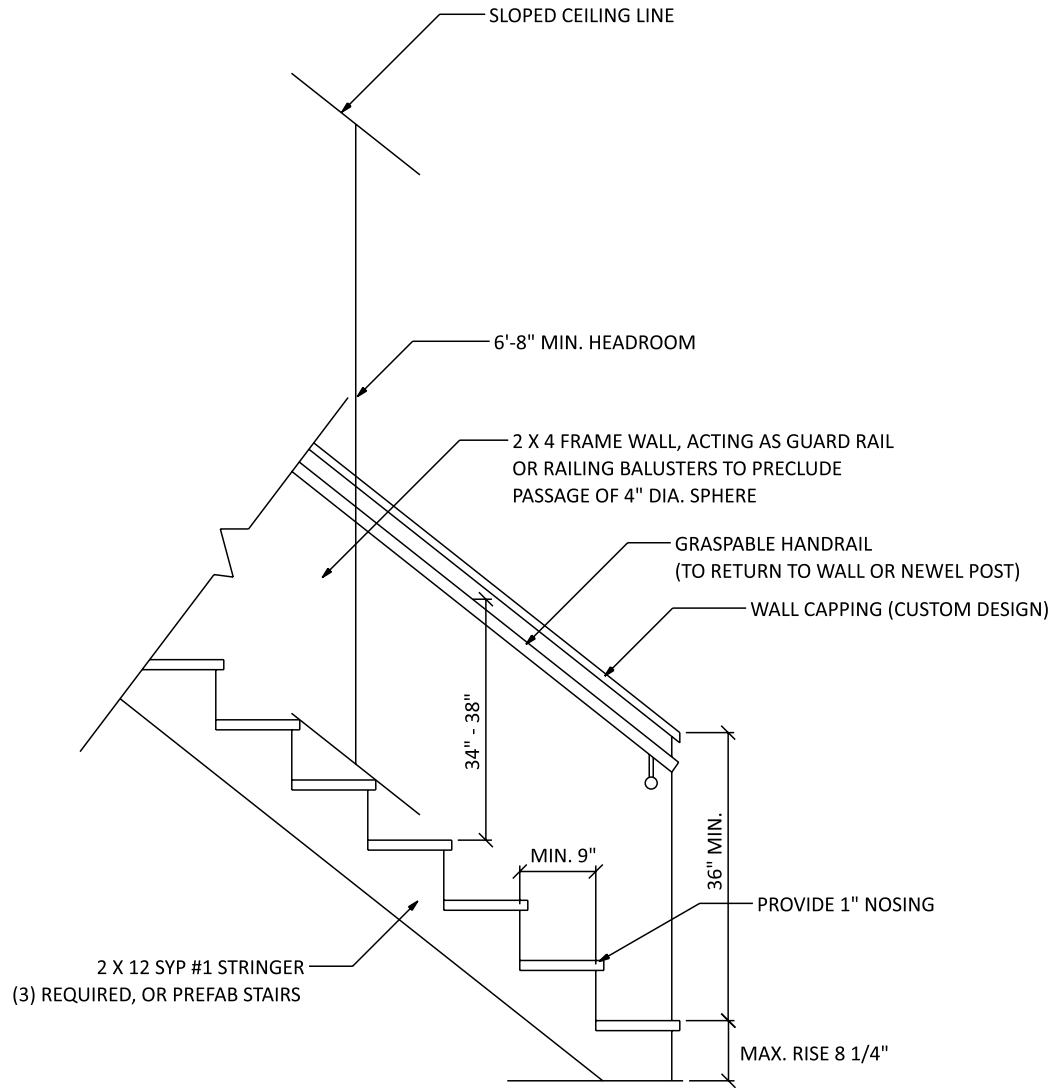
### SHEET TITLE:

Pent roof

### PROJECT NO.:

D143-21

6



## STAIR DETAIL

**BUILDER:**

Backyard Creations LLC  
 150 Marticville Rd.  
 Lancaster, PA 17603

**PROJECT:**

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 West Chester, PA 19382

FINAL	3/15/21	E.S.



**DRAFTING**  
 CONCEPTS

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 Kinzers, PA 17535  
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**SCALE:**

AS NOTED

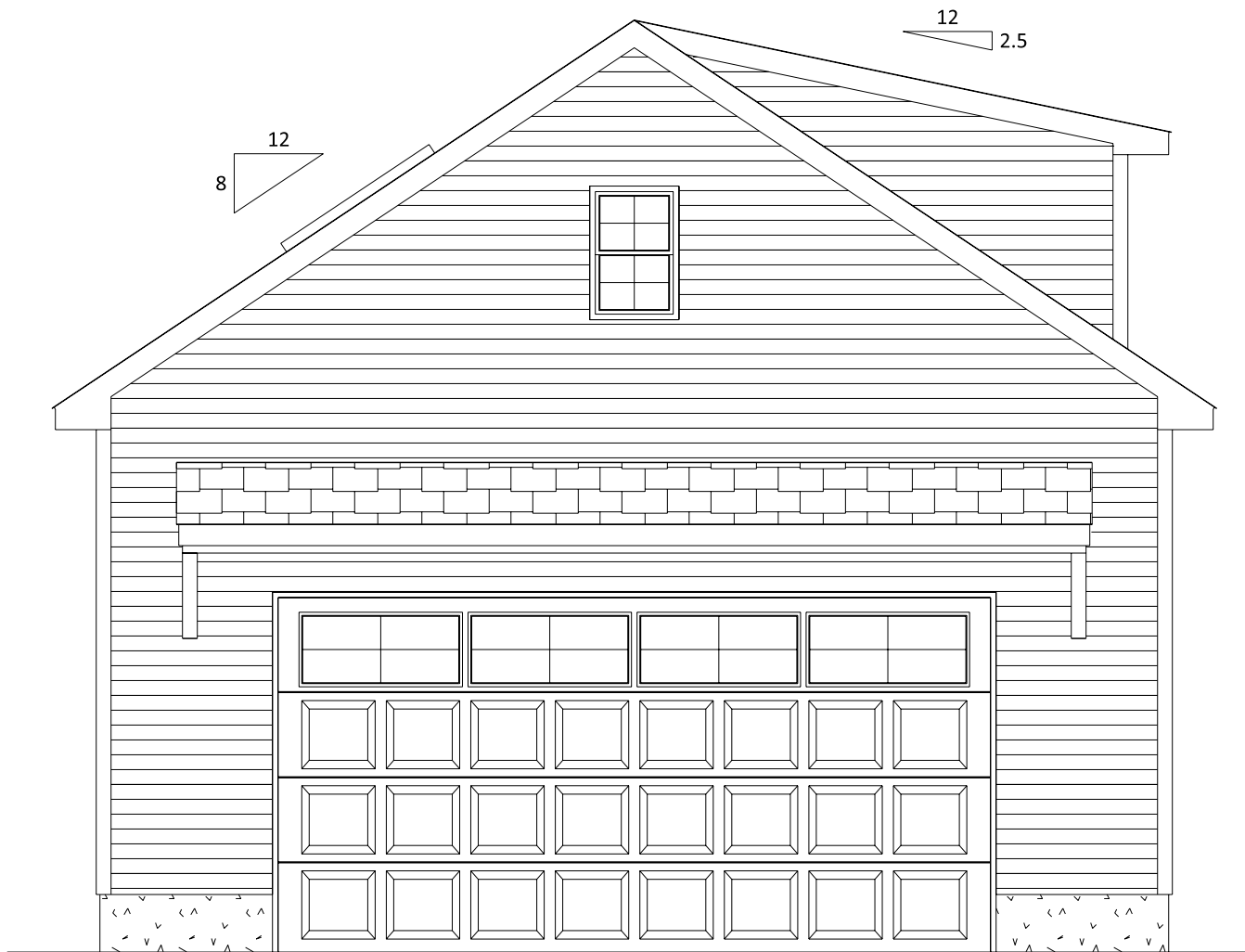
**SHEET TITLE:**

Stair detail

**PROJECT NO.:**

D143-21

7



# FRONT ELEVATION

SCALE: 1/4" = 1'-0"

**BUILDER:**

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 Lancaster, PA 17603

**PROJECT:**

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 West Chester, PA 19382

FINAL	3/15/21	E.S.



**DRAFTING**  
 CONCEPTS

5219 Old Strasburg Rd.  
 Kinzers, PA 17535  
 P. 717-442-5053 F. 717-370-5925  
 John@DraftingConceptsLLC.net

**SCALE:**

AS NOTED

**SHEET TITLE:**

Front elevation

**PROJECT NO.:**

D143-21

8



# RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

**BUILDER:**

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 Lancaster, PA 17603

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FINAL	3/15/21	E.S.



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**SCALE:**

AS NOTED

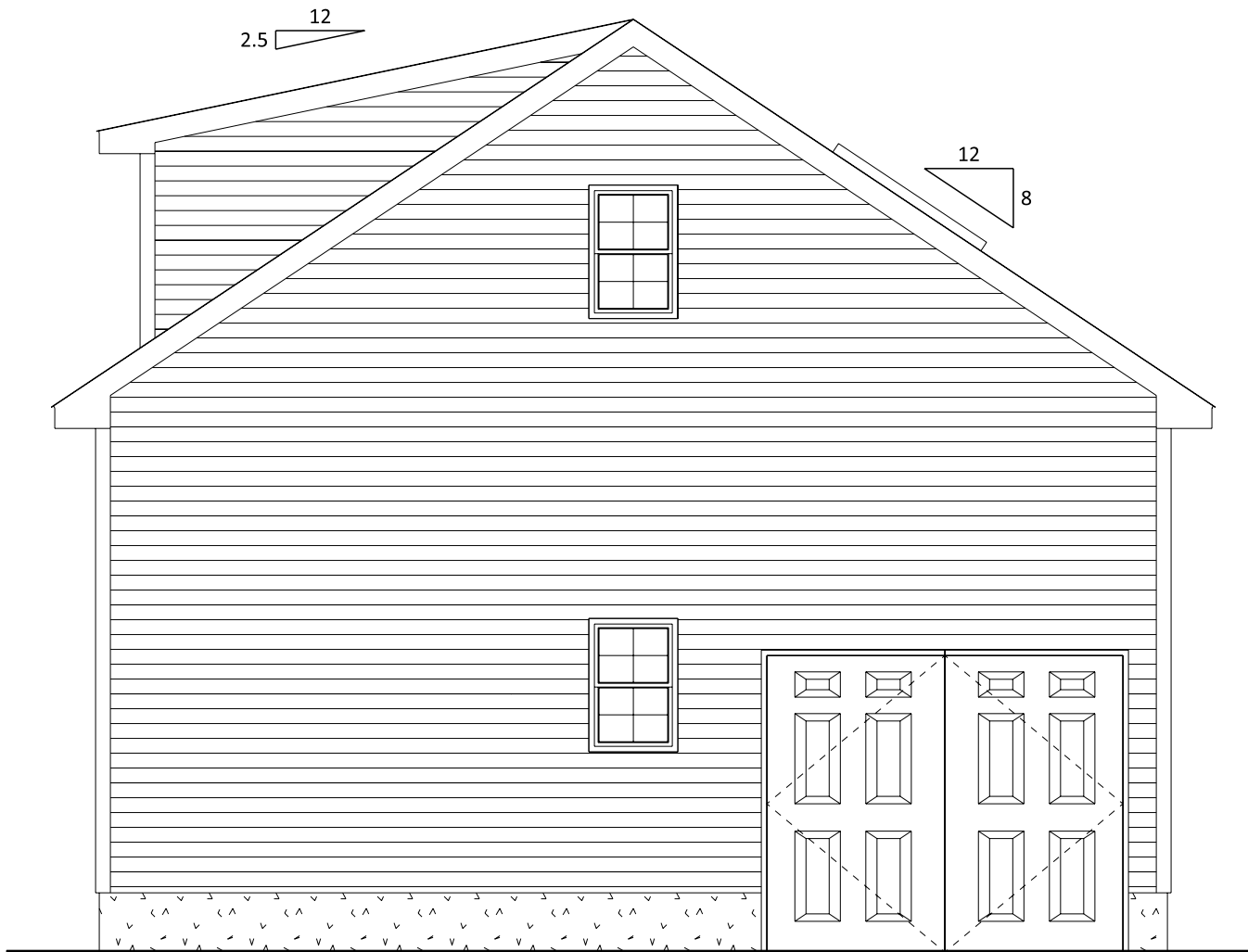
**SHEET TITLE:**

Right elevation

**PROJECT NO.:**

D143-21

9



## REAR ELEVATION

SCALE: 1/4" = 1'-0"

**BUILDER:**

Backyard Creations LLC  
150 Marticville Rd.  
Lancaster, PA 17603

**PROJECT:**

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West Chester, PA 19382

FINAL	3/15/21	E.S.



### DRAFTING CONCEPTS

5219 Old Strasburg Rd.  
Kinzers, PA 17535

P. 717-442-5053 F. 717-370-5925  
John@DraftingConceptsLLC.net

**SCALE:**

AS NOTED

**SHEET TITLE:**

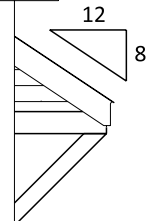
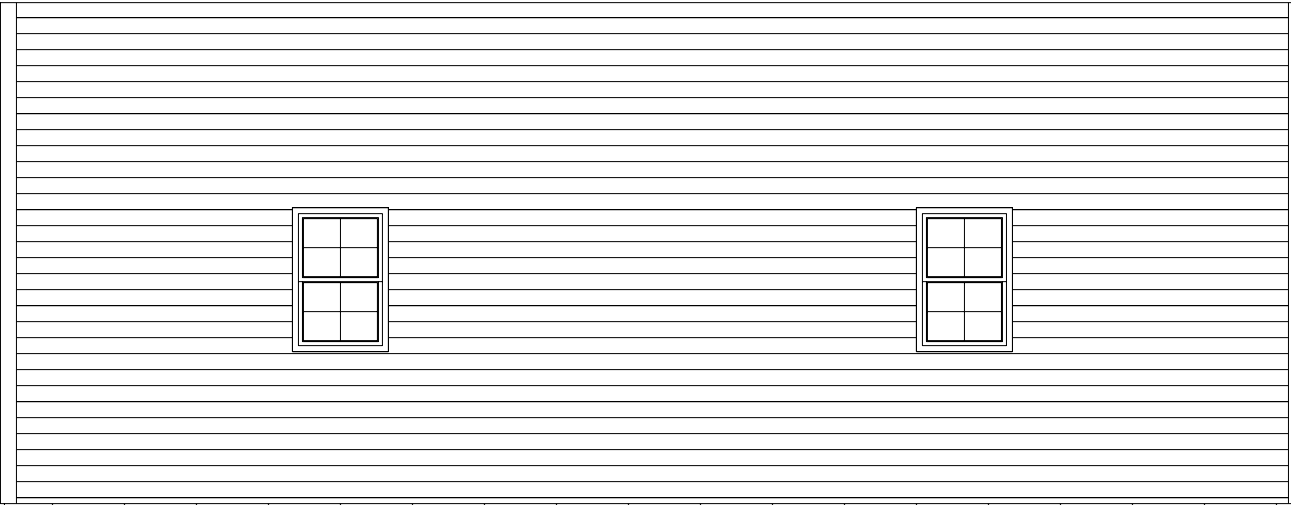
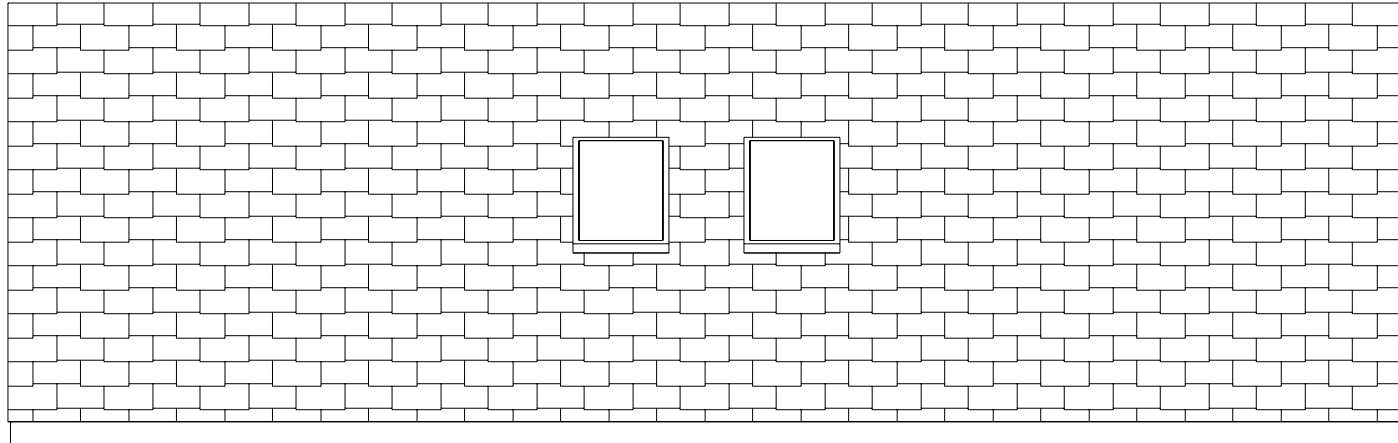
Rear elevation

**PROJECT NO.:**

D143-21

10





# LEFT ELEVATION

SCALE: 1/4" = 1'-0"

**BUILDER:**

Backyard Creations LLC  
 150 Marticville Rd.  
 Lancaster, PA 17603

**PROJECT:**

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 West Chester, PA 19382

FINAL	3/15/21	E.S.



**DRAFTING**  
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 John@DraftingConceptsLLC.net

**SCALE:**

AS NOTED

**SHEET TITLE:**

Left elevation

**PROJECT NO.:**

D143-21



FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
<b>ROOF</b>		
CEILING JOISTS TO TOP PLATE	(3) 10d	TOE NAIL
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	(4) 10d	FACE NAIL
COLLAR TIE TO RAFTER, FACE NAIL OR 1½" X 20 GAGE RIDGE STRAP TO RAFTER	(4) 10d	FACE NAIL EACH RAFTER
RAFTER OR ROOF TRUSS TO PLATE	(3) 16d	TOE NAIL
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS	(4) 16d	TOE NAIL
<b>WALL</b>		
STUD TO STUD	16d	24" O.C. FACE NAIL
BUILT-UP HEADER, TWO PIECES	16d	16" O.C. EA. EDGE FACE NAIL
CONTINUOUS HEADER TO STUD	(4) 8d	TOE NAIL
DOUBLE STUDS, FACE NAIL	10d	24" O.C.
TOP PLATE TO TOP PLATE	10d	12" O.C. FACE NAIL
DOUBLE TOP PLATES, MINIMUM 48-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	(8) 16d	-----
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING	16d	12" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	(3) 16d	16" O.C. FACE NAIL
TOP OR BOTTOM PLATE TO STUD	(3) 16d	END NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	(3) 10d	FACE NAIL
JOIST TO SILL, TOP PLATE OR GIRDER	(4) 8d	TOE NAIL
RIM JOIST, BAND JOIST, OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	10d	6" O.C. TO NAIL
BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	10d	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
<small>WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING</small>		
$\frac{5}{16}$ " - $\frac{1}{2}$ "	8d COMMON NAIL (SUBFLOOR, WALL) 8d COMMON NAIL (ROOF)	6 12
$\frac{15}{32}$ " - 1"	8d COMMON NAIL	6 12
$\frac{1}{2}$ " GYPSUM SHEATHING	1½" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1½" LONG; 1 ¼" SCREWS, TYPE W OR S	7 7
$\frac{5}{8}$ " GYPSUM SHEATHING	1½" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1½" LONG; 1 ¼" SCREWS, TYPE W OR S	7 7

ALTERNATE ATTACHMENTS

NOM. MATERIAL THICKNESS (INCHES)	DESCRIPTION OF FASTENER AND LENGTH (INCHES)	SPACING OF FASTENERS	
		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
<small>WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING</small>			
UP TO $\frac{1}{2}$ "	STAPLES 15 GA. 1 $\frac{3}{4}$ "	4	8
	NAIL 2 $\frac{1}{4}$ "	3	6
	STAPLES 16 GA. 1 $\frac{3}{4}$ "	3	6
$\frac{23}{32}$ " AND $\frac{3}{4}$ "	STAPLES 14 GA. 2	4	8
	STAPLES 15 GA. 1 $\frac{3}{4}$ "	3	6
	NAIL 2 $\frac{1}{4}$ "	4	8

TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES

MINIMUM NAIL SIZE	PENETRATION (INCHES)	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		MAXIMUM WIND SPEED (MPH)		
					EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	WIND EXPOSURE CATEGORY		
							B	C	D
6d COMMON (2.0" X 0.113")	1.5	24/0	3/8	16	6	12	110	90	85
8d COMMON (2.5" X 0.131")	1.75	24/16	7/16	16	6	12	130	110	105
				24	6	12	110	90	85

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH 2015 INTERNATIONAL RESIDENTIAL CODE.
- BUILDER MUST VERIFY ALL DIMENSIONS AND ACCURACY BEFORE CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
- WINDOW AND DOOR, SIZES AND LOCATIONS, MAY VARY.
- ALL STRUCTURAL LUMBER SHALL BE SPRUCE-PINE-FIR #2 OR BETTER, UNLESS OTHERWISE NOTED.
- IF APPLICABLE, WHERE GARAGE IS ATTACHED TO DWELLING UNIT, A (1) HR. FIRE SEPERATION SHALL BE PROVIDED. (1 LAYER 1/2" DRYWALL). DOORS BETWEEN AREAS TO BE 20 MIN. C-LABEL DOOR WITH FIRE-CODE JAMB.
- ANY WOOD IN CONTACT WITH MASONRY TO BE PRESSURE-TREATED WOOD.
- GRADE MUST SLOPE AWAY FROM STRUCTURE.
- WOOD FRAMING TO BE MIN. 8" FROM GRADE LEVEL, EXCEPT AT DOORWAYS.
- WOOD TRUSSES SHALL BE DESIGNED BY A REGISTERED ENGINEER. BUILDER MUST PROVIDE CUT-SHEETS TO CODE OFFICIAL PRIOR TO INSTALLATION.
- WALL BRACING PROVIDED BY CS-WSP AND CS-G OR CS-PF METHODS AS PER IRC SECTION 602.10
- TEMPERED GLAZING REQUIREMENTS:
  - IN WINDOWS & DOORS WITHIN (18) INCHES OF WALKING SURFACE
  - IN ANY INDIVIDUAL PANEL GREATER THAN (9) SQ. FT.
  - IN WINDOWS WITHIN (24) INCHES OF ANY OPERABLE DOOR WHEN DOOR IS IN CLOSED POSITION
  - IN PANELS WITHIN STAIRWAYS, LANDING AND RAMPS, AND WITHIN (36) INCHES HORIZONTALLY OF WALKING SURFACE, UNLESS PROTECTED WITH BARS 3" O.C. CAPABLE OF WITHSTANDING 50 LB. PER LINEAR FOOT
  - IN PANELS ADJACENT TO STAIRWAY WITHIN (60) INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION, AND WHEN THE PANEL IS WITHIN (60) INCHES OF THE TREAD NOSING. EXCEPTION: IF HANDRAIL OR GUARDRAIL IS PROVIDED, DISTANCE CAN BE REDUCED TO (18) INCHES FROM RAILING TO ADJACENT GLAZING. APPLICANT SHALL PROVIDE CODE OFFICIAL WITH CUT-SHEETS PRIOR TO CONSTRUCTION

BUILDER:

Backyard Creations LLC  
150 Marticville Rd.  
Lancaster, PA 17603

PROJECT:

Anthony Michaud  
1545 Overhill Rd.  
West Chester, PA 19382

FINAL	3/15/21	E.S.



**DRAFTING**  
CONCEPTS

5219 Old Strasburg Rd.  
Kinzers, PA 17535  
P. 717-442-5053 F. 717-370-5925  
John@DraftingConceptsLLC.net

SCALE:

AS NOTED

SHEET TITLE:

General notes

PROJECT NO.:

D143-21

12

1 of 2

11849384 B: 10602 P: 658 DEE  
07/12/2021 11:58:06 AM Page 1 of 5  
Rec Fees: \$92.75 Local: \$2,840.99 State: \$2,840.99  
Chris Pielli Recorder of Deeds, Chester County, PA

Prepared by and Return to:

MBA Abstract Inc.  
2337 Philmont Ave  
Suite 103  
Huntingdon Valley, PA 19006  
215-947-1717



File No. MBA-11390

UPI # 67-3-106  
State: \$2,840.99  
Local: \$2,840.99

**This Deed**, made the 23rd day of June, 2021

**Between**

**EDWARD S. HUGHES**

(hereinafter called the Grantor), of the one part, and

**1545 OVERHILL LLC**

(hereinafter called the Grantee), of the other part,

**Witnesseth** that the said Grantor for and in consideration of the sum of One and 00/100 Dollars (\$1.00) lawful money of the United States of America, unto him well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN LOT OR PIECE OF GROUND. SITUATE IN WESTTOWN COUNTY OF CHESTER STATE OF PENNSYLVANIA BOUNDED AND DESCRIBED ACCORDING TO A CERTAIN PLAN THEREOF KNOWN AS "PLAN OF PROPOSED LOTS OF GRAND VIEW ARMS" MADE BY REEDER, VAGIRITY AND BRYANT, PROFESSIONAL ENGINEERS, DATED MAY 14, 1951 AS FOLLOWS;

BEGINNING AT A POINT IN THE CENTER LINE OF OVERHILL ROAD (50 FEET WIDE) AT THE DISTANCE OF 700 FEET MEASURED SOUTH 64 DEGREES, 52 MINUTES WEST ALONG THE SAID CENTER LINE OF OVERHILL ROAD FROM ITS INTERSECTION WITH THE CENTER LINE OF CHESTER ROAD.

CONTAINING IN FRONT OR BREADTH SOUTH 64 DEGREES, 52 MINUTES WEST ALONG THE SAID CENTER LINE OF OVERHILL ROAD 100 FEET AND EXTENDING OF THAT WIDTH IN LENGTH OR DEPTH MEASURED NORTH 25 DEGREES 8 MINUTES WEST BETWEEN PARALLEL LINES AT RIGHT ANGLES TO THE SAID CENTER LINE OF OVERHILL ROAD 225 FEET.

BEING KNOWN AS LOT NO. 182 ON SAID PLAN.

1 of 2

11849384 B: 10602 P: 658 DEE  
07/12/2021 11:58:06 AM Page 1 of 5  
Rec Fees: \$92.75 Local: \$2,840.99 State: \$2,840.99  
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ALL THAT CERTAIN LOT OR PIECE OF GROUND. SITUATE IN WESTTOWN COUNTY OF CHESTER STATE OF PENNSYLVANIA BOUNDED AND DESCRIBED ACCORDING TO A CERTAIN PLAN THEREOF KNOWN AS "PLAN OF PROPOSED LOTS OF GRAND VIEW ARMS" MADE BY REEDER, VAGIRITY AND BRYANT, PROFESSIONAL ENGINEERS, DATED MAY 14, 1951 AS FOLLOWS;

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BEING KNOWN AS LOT NO. 182 ON SAID PLAN.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO EDWARD S. HUGHES AND CAROL C. HUGHES FROM CAROL HUGHES, THOMAS LARKIN AND CHRISTOPHER T. LARKIN, EXECUTORS OF THE ESTATE OF THOMAS C. LARKIN, DECEASED, BY DEED DATED APRIL 30, 2003 AND RECORDED JUNE 2, 2003 AS INSTRUMENT NO. 10247586 IN BOOK 5720, PAGE 319 OF OFFICIAL RECORDS.

**And the Said Carol C Hughes Departed this life on June 1<sup>st</sup> 2018 , thereby title is vested in Edward S Huges.**

**Under and Subject to** all conditions, covenants and restrictions of record.

**Together with** all and singular the tenements, hereditaments and appurtenances, thereunto belonging, or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, property, claim and demand whatsoever as well in law as in equity, of the said party of the first part, of, in, or to the above-described premises, and every part and parcel thereof, with the appurtenances.

**To have and to hold** the said lot or piece of ground described premises together with the appurtenances, unto the said Grantee, his heirs and assigns, forever.

**In Witness Whereof,** the party of the first part has hereunto set his hand and seal. Dated the day and year first above written.

**Sealed and Delivered  
in the Presence of Us:**

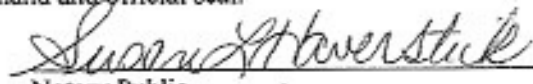
\_\_\_\_\_

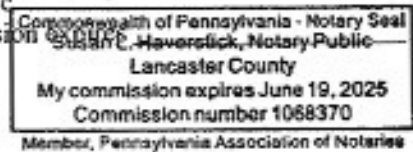
 (SEAL)  
**EDWARD S. HUGHES**

Commonwealth of Pennsylvania } ss  
County of Chester

On this, the 23rd day of June, 2021, before me, the undersigned Notary Public, personally appeared **EDWARD S. HUGHES**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Notary Public  
My commission expires \_\_\_\_\_



The precise residence and the complete post office address of the above-named Grantee is:

1545 Overhill Rd  
West Chester, PA 19382

  
On behalf of the Grantee

# Deed

UPI # 67-03-0106

EDWARD S. HUGHES

TO

1545 Overhill LLC

MBA Abstract Inc.  
2337 Philmont Ave

Suite 103

Huntingdon Valley, PA 19006

TELEPHONE: 215-947-1717 FAX: 215-947-3377



**REV-183**  
BUREAU OF INDIVIDUAL TAXES  
PO BOX 280503  
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
COMPLETE EACH SECTION

State Tax Paid:  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Instrument Number: \_\_\_\_\_  
Date Recorded: \_\_\_\_\_

**SECTION I TRANSFER DATA**

Date of Acceptance of Document <b>06 25 2021</b>					
Grantor(s)/Lessor(s) <b>Edward S. Hughes</b>		Telephone Number		Grantee(s)/Lessee(s) <b>1545 Overhill LLC</b>	
Mailing Address <b>1545 Overhill Road</b>		Mailing Address <b>1545 Overhill Road</b>		Telephone Number	
City <b>West Chester</b>		State <b>PA</b>	ZIP Code <b>19382</b>	City <b>West Chester</b>	
		State <b>PA</b>	ZIP Code <b>19382</b>		

**SECTION II REAL ESTATE LOCATION**

Street Address <b>1545 Overhill Road</b>			City, Township, Borough <b>Westtown Township</b>		
County <b>Chester</b>		School District <b>West Chester Area School District</b>		Tax Parcel Number <b>67-03-0106</b>	

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation?  YES  NO

1. Actual Cash Consideration <b>1.00</b>	2. Other Consideration <b>+</b>	3. Total Consideration <b>= 1.00</b>
4. County Assessed Value <b>133,380.00</b>	5. Common Level Ratio Factor <b>X 2.13</b>	6. Computed Value <b>= 284,099.40</b>

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed <b>\$0</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100 %</b>	1c. Percentage of Grantor's Interest Conveyed <b>100 %</b>
-----------------------------------------------	---------------------------------------------------------------------	---------------------------------------------------------------

2. Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagee to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

**Paying transfer tax based on fair market value (\$284,099.40)**

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

Name <b>MBA Abstract Inc.</b>		Telephone Number <b>(215) 947-1717</b>	
Mailing Address <b>2337 Philmont Ave, Suite 103</b>		City <b>Huntingdon Valley</b>	
		State <b>PA</b>	ZIP Code <b>19006</b>

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party <b>MBA Abstract Inc., By: _____</b>		Date <b>06-25-2021</b>	
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105