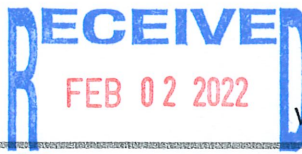
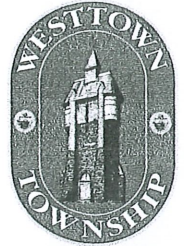


# Westtown Township

## Zoning Hearing Board Application



PO Box 79  
Westtown, PA 19395



P: 610.692.1930  
F: 610.692.9651  
www.westtownpa.org

BY: \_\_\_\_\_

### Township Use Only

Date Received: February 2, 2022 Project No.: 2022-05  
Parcel ID: 67-42-42 Zoning Dist: R-2  
Date Paid: February 2, 2022 PC Date: February 9, 2022  
Hearing Date: March 2, 2022 Property Posted: \_\_\_\_\_  
Dates Advertised: \_\_\_\_\_  
Reviewed by: May 10

### Applicant & Owner Information

Applicant John McGroarty Phone (610) 304-3380  
Property Address 1110 Fielding Drive City West Chester Zip 19382  
E-mail John.Vincent.McGroarty@GMAIL.COM

Property Owner N/A (Same) Phone \_\_\_\_\_  
(if different from Applicant)  
Mailing Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
(if different from Property Address)  
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.

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 170-1605, C

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: 0.48 acres Front: \_\_\_\_\_ Side (R): \_\_\_\_\_ Side (L): \_\_\_\_\_ Rear: \_\_\_\_\_

Existing property use: Residential Home

Existing structure(s): Residential Home, Porch, Deck, Pool

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: - *N/A*

- 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

*— Provided by Zoning officer*

*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 John V. McGroary

Date 1/28/28

Print Name John McGroary

Signature of OWNER N/A  
(If different from applicant)

Date 1/28/28

4. For **SPECIAL EXCEPTIONS**, provide a response to how the proposed use impacts each of the following:

**A. Relationship to the Comprehensive Plan.** Alternations to the residence, in support of this home business, will be minor in nature, and will preserve the community character and neighborhood/residence “Look and feel”, while also preserving and protecting public health, safety, and welfare. The business will offer dog grooming services to local families. The existing, “outside wall” garage bay that is attached to our home, once professionally renovated, will serve as a dog grooming studio, if/when approved. The appearance of our home will **not** be altered in a way that will differ from residential character from homes in the neighborhood. Specifically, there will be no outside signs, no show windows, no display of goods viewable from outside, nor anything visible from outside the premises that would indicate the presence of this business. Additionally, all alternations (construction) to the garage (outside garage bay) will be contained to the interior of the garage, with the following exceptions:

- A door will be added to the side of the outside garage bay, for client access. Many homes in our development have a similar side door, and
- 2-3 windows will be added to the side of the outside garage bay. These windows will be similar in design, style and height to the two existing windows on the same side of the house (the “Family room”), so as to look seamless and consistent, in terms of “Look and feel” on the side of the house.

The appearance of the existing garage doors, facing the street, will not be altered.

**B. Suitability of the tract.** The home business will operate/exist only with interior of the outside garage bay, which is attached to the home. The home business will use public sewer and water. There will be no outside storage of materials, trash volumes will not in excess of what the residential family of 6 would typically generate. The existing residential driveway has capacity for 7 cars, the family residence only has 3 cars. Given that the business only services one client at a time, there is more than ample off-street (driveway) parking. Incremental noise is expected to be minimal, due to the following factors and mitigations: The dog grooming studio (garage) will be professionally remodeled and sound-proofed. All business operations and equipment will only be used internally within the dwelling. This will be a “single dog” grooming service, i.e., only one dog will be serviced at a time. The residence currently has 3 dogs. The neighbor who is closest to the garage also has a dog (they had 3 dogs, but sadly lost 2 dogs in 2021). For these reasons, the anticipated, incremental noise is expected to be minimal. Any dog noise would be contained internally, in a sound-proof environment.

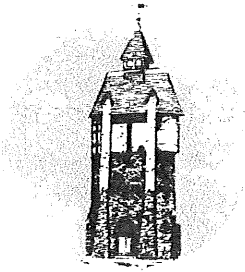
**C. Impact on existing neighborhood character.** Alternations to the residence will be minor in nature. The appearance of our home will **not** be altered in a way that will differ from residential character from homes in the neighborhood. Additionally, all alternations (construction) to the garage (garage bay closest to side yard) will be contained to the interior of the garage.

**D. Impact on circulation.** This business would entail having only 1 client visit at one time, with anticipated client visits of not more than 4, throughout the work day (8am – 5pm). Average duration of “People” (Dog owner) stays, for drop off and pick up, is expected to be no more than 5-10 minutes, on average. The existing residential driveway has capacity for 7 cars, the family residence only has 3 cars – 2 of these cars are gone for most of the day. Given that the business only services one client at a time, there is more than ample off-street (driveway) parking.

**E. Economic impact.** In recent years, Dog grooming services have been in high demand, and the demand has been increasing, given that more people have adopted dogs during COVID. Based on a recent google search of “Dog groomers near me”, the closest dog groomers to the applicant’s residence are in the following locations: 5 in Malvern, 1 in Downingtown, 1 in Exton, 1 in Chester Springs, 1 in Newtown Square and 2 in West Chester. Neither of the two West Chester dog grooming services (*Champions* and *Pet Supplies Plus*) are located in Westtown. Of the two West Chester Businesses, *Champions* has good client reviews (4.5/5.0 on yelp), but on-line reviews have expressed concern over longer lead times for scheduling, and challenges (inconvenience) with “in town” parking. The other West Chester Dog Grooming service, *Pet Supplies Plus* (located in West Goshen), is a broad, multi-service business which has less favorable reviews (3.9/5.0 on Facebook and 4.0/5.0 on yelp), with online reviews speaking to quality issues. Establishing this home business will provide Westtown residents with a local, more convenient dog grooming service and will keep revenue in Westtown Township.

Additional Information - **General:**

- Dog groomer (resident) will complete certification training from a highly regarded and positively reviewed dog groomer in the state of Pennsylvania. Training will involve full day, 1-1 classroom instruction over a 6 week period, coupled with intense reading and other homework, resulting in a dog grooming certification.
- This business would entail having only 1 client visit at one time, with anticipated client visits of not more than 4 clients per day.
- This business will be operated by one family member, with occasional support from other members of the family. There is no intention to employ others.
- There will be no solid waste generation, or sewage generation beyond what is normally associated with typical residential use.
- Our surrounding neighbors, as well as many neighbors our development, are very supportive of this home business. They are really interested in using this dog grooming service!
- For renovation of the garage, applicant is only considering two highly reputable companies. Each of these companies have done a significant amount of home renovation work in our area/development and are highly regarded for the quality of their work.
- Garage renovation will be done professionally, preliminary, “ball park” renovation estimate was provided at \$40,000.



# WESTTOWN TOWNSHIP

1039 Wilmington Pike  
West Chester, PA 19382  
(610) 692-1930  
email: [administration@westtown.org](mailto:administration@westtown.org)

P.O. Box 79  
Westtown, PA 19395  
FAX (610) 692-9651  
[www.westtownpa.org](http://www.westtownpa.org)

## REGISTRATION OF MAJOR HOME OCCUPATION

Tax Parcel Number 67-4L-42

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Street Address 1110 FIELDING DRIVE, WEST CHESTER PA 19382

Applicant's Name JOHN MCGORRY

Mailing Address 1110 FIELDING DRIVE, WEST CHESTER PA 19382

Phone Number 610 304-3380 (cell) Cell 610 304-3380

Email Address John.vincent.McGorry@gmail.com

Description of Home Occupation: Please see attached. Thank you!

Area to be used for Home Occupation: one attached garage bay (outside bay)

I have read the Westtown Township Zoning Ordinance regulations applicable to a Major Home Occupation as well as the decision letter of the Zoning Hearing Board of Westtown Township and affirm that the proposed Major Home Occupation described above complies with these conditions.

Signature of Applicant John V. McGorry Date 1/27/22

Rec'd by Westtown Township \_\_\_\_\_ by \_\_\_\_\_ Expires \_\_\_\_\_

**Earned Income Tax Information for  
Residents of Westtown Township and West Chester Area School**

In Pennsylvania, the General Assembly has empowered political subdivisions of the Commonwealth, at the local level, to levy, assess, and collect certain types of taxes for general revenue purposes. The authority for levying these non-realty taxes was granted to local school districts and municipalities in 1965 through the passage of the Local Tax Enabling Act (LTEA), commonly referred to as "Act 511". The combined rate of Earned Income Tax for Westtown Township and West Chester Area School District is one percent (1%) and is levied on gross wages and/or net profits from a business or profession.

As of 1/1/11 Keystone Collections Group is the appointed Earned income Tax Officer for Westtown Township and West Chester Area School District. As the appointed Earned Income Tax Collector, Keystone is charged with the duty of administering the Municipality's and School District's taxes. This includes collecting the tax, establishing rules and regulations to fairly enforce such tax and creating accurate tax records and accounts for each taxpayer.

Below is an Earned Income Tax Registration Form. A completed Registration Form will fulfill your registration requirements under the Earned Income Tax rules and regulations adopted by Westtown Township and West Chester Area School District. More importantly, this information will ensure that your tax dollars are sent to your home taxing jurisdiction. All residents should complete this form, regardless of employment status (unemployed, retired, college student, military personnel, or homemaker). If you have recently moved, please give your current and former address.

Most resident taxpayers will have this tax deducted by their employers. Although, if you work in a jurisdiction where it is not withheld, or you are self-employed, you will have to pay the tax directly to keystone. Your completed registration form will be forwarded to Keystone, who will create an accurate tax account reflecting your correct reporting status and send you the necessary tax forms.

We appreciate your cooperation in completing the registration form. Kindly refer to the back of this letter for general questions and answers about the Earned Income Tax. If you have any additional questions, you may contact Keystone 610-269-4402 or 888-519-3903 (8:00Am-4:00Pm) or in person at your local office, 780 Miles Road, West Chester, PA 19380.

Please return completed registration forms to Keystone Collections Group, 546 Wendel Road, Irwin, PA 15642-7539 – Fax 724-978-0339

**Westtown Township and West Chester Area School District  
Earned Income Tax Registration Form**

Your Name John V. McGrorey Your Social Security No. 179-46-4729  
 Spouse's Name Elizabeth ("Beth") A. McGrorey Spouses Social Security No. 222-54-6255  
 Address 1110 FIELDING DRIVE  
 City WEST CHESTER County WESTTOWN State PA Zip 19382  
 Phone Number 610-304-3380 Westtown RSD Code: 151207  
 Did you move from another Pennsylvania Location? Yes  No  If yes, please list previous address and resident  
 School district WCASD John McGrorey - Resident of 1218 Farmington Lane, WC 19380  
 Your Employer RETIRED Working Jurisdiction (Twp/Boro/City) N/A From 611990  
 Spouse's Employer Homemaker Working Jurisdiction (Twp/Boro/City) N/A From 612000  
 Is the Earned Income Tax withheld from your pay? N/A From Spouse's pay? N/A  
 Are you self employed? NOT CURRENTLY Spouse? No  
 If you have no earned income, please record the reason why retired/homemaker/temporarily unemployed/disabled/student/minor  
 (please state age) other (please specify)  
 You Retired Spouse Homemaker  
 Your Signature John V. McGrorey Date 1/27/2022

## Additional information – **summary description** of major home business:

This request is for approval of a dog grooming home business, which is being submitted as a *Major Home Occupation*. In summary:

- The business will offer dog grooming services to local families.
- The existing, “outside wall” garage bay that is attached to our home, once professionally renovated, will serve as a dog grooming studio, once zoning is approved.

Please see the additional information that I have outlined below, for more details.

## Additional information, based on **supplemental Westtown regulations**:

Chapter 170 – 1605. Home Occupations (Only applicable provisions are referenced below.)

### A. **General Standards...**

(1) Operation. Home occupation will be conducted within a dwelling which is residence of principal practitioner.

(2) Permit. All required permits (for example, construction/renovation permits) will be properly obtained.

(3) Structural appearance. The appearance of our home will **not** be altered in a way that will differ from residential character from homes in the neighborhood. Specifically, there will be no outside signs, no show windows, no display of goods viewable from outside, nor anything visible from outside the premises that would indicate the presence of this business. Additionally, all alternations (construction) to the garage (garage bay closest to side yard), in support of the dog grooming studio will be contained to the interior of the garage, with the following exceptions:

- A door will be added to the side of the outside garage bay, for client access. Many homes in our development have a similar side door, and
- Windows will be added to the side of the outside garage bay. These windows will be similar in design, style and height to the two existing windows on the same side of the house (the “Family room”), so as to look seamless and consistent, in terms of “Look and feel” on the side of the house.

The appearance of the existing garage doors, facing the street, will not be altered.

(4) Vehicles. There will be no use of commercial vehicles in this business.

(5) Storage. There will be no storage of materials, or refuse, exterior to the residence.



(6) Hazardous Materials. There will be no use of hazardous materials in this business.

(7) Nuisance/"Noise". Incremental noise is expected to be minimal, due to the following factors and mitigations: The dog grooming studio (garage) will be professionally remodeled and sound-proofed. All business operations and equipment will be used internally, and consistent with residential usage, for example: a dog bath, hand clippers for dog grooming. This will be a "single dog" grooming service, i.e., only one dog will be serviced at a time. The residence currently has 3 dogs. The neighbor who is closest to the garage also has a dog (they had 3 dogs, but sadly lost 2 dogs in 2021). For these reasons, the anticipated, incremental noise is expected to be minimal. Any dog noise would be contained internally, in a sound-proof environment.

(8) Burden of Proof. Applicant understands and acknowledges that the "Burden of Proof" is the responsibility of the applicant. Applicant is fully committed to resolving any related concerns, should they arise.

(9) Truck traffic. The only truck traffic, in support of the ongoing business, would be for the occasional delivery of supplies. As a family of 6, we typically receive multiple, daily home deliveries, typically from Amazon purchases. Additional deliveries to support the home business would not be irregular or unusual, in terms of residential delivery volume, for a family of 6, based on our typical buying/delivery.

(10) Hours. Expected hours of operation are expected to be between 8am and 5pm Eastern Standard Time (EST). Business will conform to provisions 170-1515, specifically:

**(1)**

There shall be no nonresidential off-street loading operation.

**(2)**

There shall be no operation of a vehicle in excess of 8,600 pounds on the property, nor idling of any motor of such vehicle.

**(3)**

There shall be no outside operation for nonresidential purposes of any powered equipment, mobile refrigeration unit, powered handtool, forklift, tractor, or other similar vehicle except for lawn maintenance, snow removal, or emergency services or repairs.

**(4)**

Other than police, fire, public service, or ambulance operators, no person shall sound any horn, bell, gong, siren, or whistle or make other unnecessarily loud noises except when reasonably required to prevent accidents.

**(5)**

There shall be no outdoor loudspeakers or similar amplification which may be heard beyond the property line.

**B.**

There are no agricultural elements or considerations with this business.

**C.**

There will be no use of external land with (e.g., fencing, vegetation) with this business.

**D.**

Noise impacts upon dwellings. Incremental noise is expected to be minimal, due to the following factors and mitigations: **The dog grooming studio (garage) will be professionally remodeled and sound-proofed. All business operations and equipment will be internal.** This will be a "single dog" grooming service, i.e., only one dog will be serviced at a time. The residence currently has 3 dogs. The neighbor who is closest to the garage also has a dog (they had 3 dogs, but sadly lost 2 dogs in 2021). For these reasons, the anticipated, incremental noise is expected to be minimal. Any dog noise would be contained internally, in a sound-proof environment.

**(1)**

Between the hours of 10:00 p.m. and 7:00 a.m., there shall be no exterior construction of buildings, driveways or parking lots or use of related construction vehicles or any commercial or industrial operations or any truck loading or unloading activities that create a noise level exceeding 55 A-weighted decibels at the exterior walls of any dwelling.

**(2)**

Between the hours of 7:00 a.m. and 10:00 p.m., no commercial or industrial operation or truck loading or unloading activities shall create a noise level exceeding 63 A-weighted decibels at the exterior walls of any dwelling.

**(3)**

This § **170-1515D** shall not regulate emergency repairs.

(11) Advertising. Business advertising will **not** be conducted in a way that would generate foot traffic to the property. Business will be generated primarily through "word of mouth". All client visits to the premises will be scheduled in advance and "by appointment only", with only one client visit at a time. There will be no "drive by" visits by clients or prospects.

**B. Determination of Classification.** As indicated in a January 25, 2022 phone conversation with applicant, Maggie Dobbs, Westtown Township Zoning Officer has determined that this proposed home occupation is designated as *major*. Given this, the applicant has prepared documentation and information accordingly.

**E. Prohibited home occupations.** This business would not be prohibited, based on the listings, examples and restrictions outlined in section "E".

**G. Major home occupation.**

(1) As indicated in a January 25, 2022 phone conversation between applicant and Westtown Township Zoning Officer (Maggie Dobbs), Zoning Officer has determined that this proposed home occupation is designated as *major*, given the following factors: 1) the number of clients expected per day (3-4 clients daily) could be considered in excess of what would normally be associated with residential use, 2) the fact the business is an animal-oriented business.

(2) Granting of Special Exceptions. As indicated in a January 25, 2022 phone conversation between applicant and Westtown Township Zoning Officer (Maggie Dobbs), Zoning Officer has determined that a granting of "Special exceptions" is required, given the following factors: 1) the number of clients expected per day (3-4 clients daily) could be considered in excess of what would normally be associated with residential use, 2) the fact the business is an animal-oriented business.

(a) The major home occupation shall be conducted only within a single-family dwelling or structures accessory to residential use.

(b) No products or materials used in the major home occupation shall be stored outside.

(c) An area corresponding to not more than 25% or 600 square feet of the gross square footage of the dwelling, shall be devoted or used for the major home occupation. There will be only one home occupation (business) in this dwelling unit.

(d) Applicant acknowledges and agrees that the township may require screening of any parking area.

(e) No more than two nonresidents may be employed on-site. (Currently, only residents will be employed on-site.)

(f) The major home occupation structure shall not be subdivided from the parent parcel.

(g) Parking. The existing residential driveway has capacity for 7 cars. The family residence only has 3 cars. Given that the business only services one client at a time, there is more than ample driveway (off-street) parking. (The major home occupation shall include an absolute minimum of two additional off-street parking spaces above the requirements of Article XVII of this chapter. The applicant shall prove to the satisfaction of the Zoning Hearing Board that the use will include adequate off-street parking and loading spaces. If additional parking is needed beyond what can be accommodated using a residential-style driveway, then the Township may require that such parking be provided in the rear of the home, if practical, and may deny the use if such rear parking cannot be accommodated.)

(h) The major home occupation shall not contribute more than 33% additional vehicle trips per day, as defined by the standards outlined in the Institute of Transportation Engineers "Trip Generation-An Informational Report," from the dwelling. The applicant may be required to demonstrate compliance with this standard by conducting a traffic study.

(i) Applicant acknowledges that the Township may require periodic re-inspection to ensure continued compliance with all applicable conditions.

(j) Applicant understands that, as a major home occupation, applicant shall comply with the environmental performance standards in § 170-1506 of this chapter. Applicant commits to complying with all environmental performance standards, as outlined below.

§ 170-1506 **Environmental performance standards.**

**A.**

No use shall be permitted which is noxious or offensive in the immediately surrounding area by reason of odor, dust, smoke, gas, vibration, illumination, or noise, or which constitutes a public hazard whether by fire, explosion, or otherwise. The sole exception to these requirements shall be with regard to normal and customary agricultural practices conducted in compliance with the applicable provisions of § **170-1609** of this chapter. In determining whether a proposed use is noxious, hazardous, or offensive, the burden of proof is on the applicant and will be judged by the following criteria. The proposed operation shall not:

**(1)**

Constitute any nuisance whatsoever beyond the boundary of the site on which the use is located by reason of dissemination of noxious, toxic, or corrosive fumes, smoke, odor, or dust. All equipment shall be operated by electric power, gas, or other smokeless fuel.

**(2)**

Result in noise or vibration exceeding the average intensity of noise or vibration occurring from other causes at the boundary line. Please see noise factors and mitigations outlined earlier in this application.

**(3)**

Endanger surrounding areas by reason of the potential for fire or explosion.

**(4)**

Produce objectionable heat, glare, or radiation beyond the property line.

**(5)**

Result in electrical disturbance in nearby residences, or adversely affect the operation of equipment other than on the property on which the disturbance is located.

**(6)**

Engage in the storage of nonhazardous waste material (as defined by Pennsylvania Act 97 of 1980, as amended, the Solid Waste Management Act, 35 P.S. § 6018.101 et seq.) on the lot for any period beyond 30 days.

**(7)**

Engage in the production, treatment, or storage of toxic or hazardous waste (as defined by Pennsylvania Act 97 of 1980, as amended, the Solid Waste Management Act, 35 P.S. § 6018.101 et seq.). Any use or disposal of toxic or hazardous material or waste shall conform to the terms of **§ 170-1517E** of this article.

**(8)**

Create any other objectionable condition in an adjoining area which will endanger public health and safety or be detrimental to the proper use of the surrounding area.

**B.**

Any use proposed under the terms of this chapter shall conform to all applicable regulations of the Pennsylvania Department of Environmental Protection and the Chester County Health Department, and with the Township Act 537 Sewage Facilities Plan (35 P.S. § 750.1 et seq.), regarding the treatment and disposal of industrial or sanitary wastes.

**C.**

All utilities shall be installed below ground.

**D.**

Where required by the Township, an applicant for a proposed use shall demonstrate that adequate provisions will be made to reduce and minimize any objectionable elements to the degree necessary to ensure that the proposed use will comply satisfactorily with the above standards. Where so required, the applicant shall submit supplemental information and plans. The Township may solicit the expert advice of official agencies or private consultants and such reasonable tests as are deemed necessary, the costs of which shall be borne by the applicant.

(k) No articles shall be sold or offered for sale on-site except those produced on the premises.

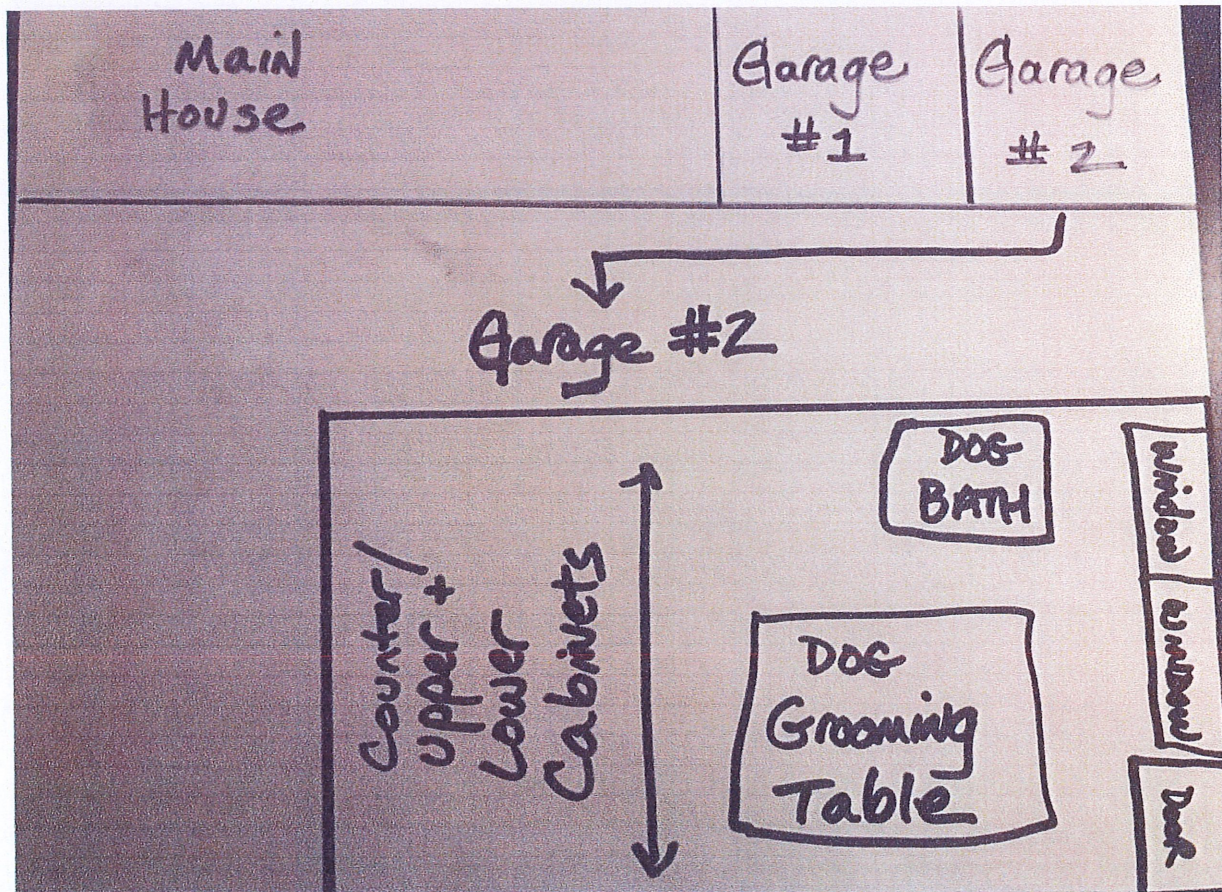
(l) There will be no commercial delivery and pickup of goods and supplies, exclusive of normal postal and parcel service typically serving a residential area.

(m) There shall be no use of show windows, business displays, signs or advertising visible from outside the premises.

Additional information - Outside Home Pictures:



Additional information – general design of major home business (design of outer, attached garage bay):



Additional Information - **General**:

- Dog groomer (resident) will complete certification training from one of the best reviewed dog groomers in the state of Pennsylvania. Training will involve 1-1 classroom instruction over a 6 week period, coupled with intense reading and other homework, resulting in a dog grooming certification.
- This business would entail having only 1 client visit at one time, with anticipated client visits of not more than 4 clients per day.
- This business will be operated by one family member, with occasional support from other members of the family. There is currently no intention to employ others.
- There will be no solid waste generation, or sewage generation beyond what is normally associated with typical residential use.
- Our surrounding neighbors, as well as neighbors throughout our development, are very supportive of this home business. They are really interested in using this dog grooming service!
- For renovation of the garage, applicant is only considering two highly reputable companies. Each of these companies have done a significant amount of home renovation work in our area/development and are highly regarded for the quality of their work.
- Garage renovation will be done professionally, preliminary "Ball park" renovation estimate was provided at \$40,000.

Fee Simple/Trustees' Deed

**This Indenture** made this 9th day of June 2000.

Between

**RICHARD J. MONK and BARBARA P. MONK**

(hereinafter called the Grantors),

**JOHN V. MCGRORY and ELIZABETH A. MCGRORY, HUSBAND AND WIFE**

(hereinafter called the Grantees)

**Witnesseth** that the said Grantors for and in consideration of the sum of:  
**Two Hundred Eighty-Four Thousand Nine Hundred and 00/100**  
**(\$284,900.00)**

dollars lawful money of the United States of America, unto the Grantors well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as tenants by the entirety

File # D262244

Please See Exhibit "A" Attached For Legal Description.

BK4772PG0388



DESCRIPTION and RECITAL

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, situate in the Township of Westtown, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Pleasant Grove made by Robert F. Harsch & Associates, Inc. of West Chester, PA dated 2-21-1979 and last revised 10-8-1984 as follows, to wit:

BEGINNING at a point on the Northwest side of Fielding Drive, 50 feet wide, said point being the Southeast corner of Lot 93 of said Plan and the Southwest corner of this about to be described Lot, thence from said beginning point, along said Lot 93 and along the bed of a 20 feet wide sanitary sewer easement, North 46 degrees 24 minutes 38 seconds West 182.29 feet to a point on the Southeast side of Pleasant Grove Road; thence along the same the two following courses and distances (1) leaving the bed of said easement, North 43 degrees 21 minutes 43 seconds East 49.05 feet to a point (2) North 47 degrees 57 minutes 35 seconds East 14.95 feet to a point a corner of Lot 95 of said Plan, thence along the same South 40 degrees 32 minutes 12 seconds East 180.10 feet to a point of curve on the Northwest side of said Fielding Drive, thence along the same the two following courses and distances (1) on the arc of a circle curving to the left having a radius of 702.30 feet the arc distance of 72.00 feet to a point of tangent (2) South 43 degrees 35 minutes 22 seconds West 33.37 feet to the first mentioned point and place of beginning.

CONTAINING 20,808 square feet be the same more or less.  
BEING Lot 94 of the above mentioned Plan.  
BEING Chester County Tax Parcel 67-4L-42

BEING the same premises which Ferguson & Flynn Corp. by Deed dated 8-6-1986 and recorded in Chester County, in Record Book 404 page 1 conveyed unto Richard J. Monk and Barbara P. Monk, as tenants by the entireties

**EXHIBIT "A"**

BK 4772 PG 0389

**Together** with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property claim and demand whatsoever of the said grantors, as well at law as in equity, of, in, and to the same.

**To have and to hold** the said lot or piece of ground above described with the buildings and improvements thereon erected hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said grantees, their heirs and assigns forever.

**And** the said Grantors for her/him/them self/selves, their heirs, executors, administrators do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and Assigns, that they the said Grantors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and Assigns, against they the said Grantors and against all and every Person or Persons whomever lawfully claiming to or to claim the same or any part thereof, by from, or under him/her/them or any of them, shall and will WARRANT and forever DEFEND.

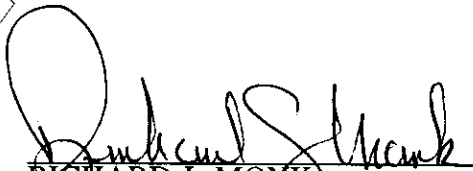
OR

the said

do covenant, promise and agree, to and with the said and assigns, by these presents, that the said has/have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantors has/have caused these presents to be duly executed dated the day and year first above written.

*Sealed and Delivered*  
IN THE PRESENCE OF US:

  
RICHARD J. MONK

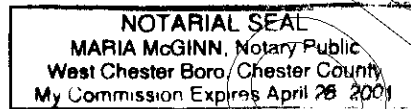
  
BARBARA P. MONK

**COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CHESTER**

On this, the 9th day of June, A.D. 2000, before me, the undersigned officer, personally appeared RICHARD J. MONK and BARBARA P. MONK known to me (or satisfactorily proven) to be the person whose name is (are) subscribed to the within instrument, acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

*Maria McGinn*  
Notary Public  
My Commission Expires: APRIL 26, 2001



**COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF**

On this, the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2000, before me, the undersigned officer, personally appeared \_\_\_\_\_ who acknowledged himself (herself) to be the \_\_\_\_\_ of \_\_\_\_\_ and that he as such being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (herself) as

In Witness Whereof, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

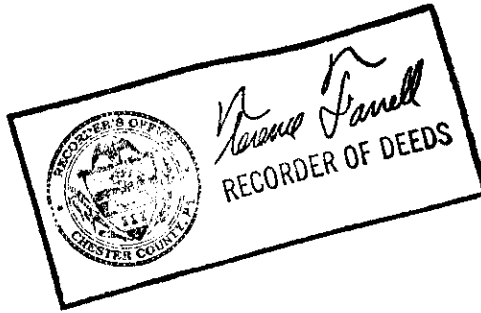
Grantor(s): RICHARD J. MONK and BARBARA P. MONK  
To:  
Grantee(s): JOHN V. MCGRORY and ELIZABETH GALLAGHER  
Premises: 1110 FIELDING DRIVE, WESTTOWN TWP., CHESTER COUNTY

The address of the above-named Grantee is

*1110 Fielding Drive*  
*West Chester Pa 19382*

On behalf of the Grantee

*[Signature]*



06/21/2000 10:22:09 A.M. INST NO: 0039255  
CHESTER COUNTY, PA

OFFICE OF THE RECORDER OF DEEDS

RECEIPT NO: 0017726

DEED	\$13.00
CD REC FUND	\$1.00
HOUSING	\$13.00
MUNICIPAL/SCHOOL	\$2,849.00
RE REC FUND	\$1.00
ST TAX - DEEDS	\$2,849.00
WRIT - DEEDS	\$ .50

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\$5,726.50

BK 4772 PG 0392