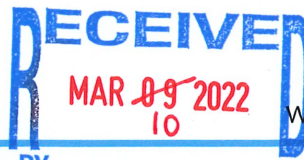


Westtown Township

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: March 10, 2022 Project No.: #2022-08
Parcel ID: 09-1-4.07 Zoning Dist: R-2
Date Paid: March 10, 2022 PC Date: March 23, 2022
Hearing Date: _____ Property Posted: _____
Dates Advertised: _____
Reviewed by: Mary A Oj

Applicant & Owner Information

Applicant Andrew Reigle & Sara Wilson Phone 413-896-9769
Property Address 1000 Sage Road City West Chester, PA Zip 19382
E-mail swils12@gmail.com

Property Owner _____ 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 Dimensional Variance R2-170-702 B4C
- Section 2108:** 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: 22,000 sf Front: 44 Side (R): 68 Side (L): 51 ~~Rear:~~ ^{Side} 17.9

Existing property use: Residential

Existing structure(s): _____

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.

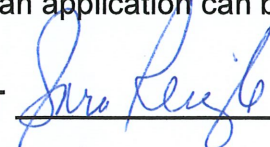
Please ensure the following documents have been included in your application packet:

- 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) Chescoviews GIS Info
- 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 

Date 3/9/2022

Print Name Sara Wilson Reigb

Signature of OWNER _____
(If different from applicant)

Date _____

March 9, 2022

Andrew and Sara Reigle
1000 Sage Road,
West Chester Pa, 19382
Variance Request – R2-170-702B4C

Our home is located at 1000 Sage Road in West Chester and we are writing to request a dimensional variance for a roof that was built to cover our existing deck that encroaches 6 ft within the property line. When we purchased our home in 2016, the house had an existing deck which was unutilized. We recently did a permitted first floor/Kitchen renovation. Once that was completed, we thought it would be a good idea to put a roof over existing deck to make it a livable space.

We live with our two children under the age of two and our dog. We live in a very family-oriented community and this roof has provided us with an essential space to be outside with our young family and a place for neighborhood gatherings. The covered deck has provided the ultimate place for family time as it provides shade and confinement for our young kids and dog. Additionally, this deck has become a central gathering spot for many families within the neighborhood as it is a covered, outdoor space that the kids can play safely. We have already started the tradition of Thursday “pizza night” outside on the deck with our neighbors who share the property line. It has quickly become a weekly tradition that we look forward to.

As you’ll see in the before and after photos, there was a line of trees that provided privacy and some shade to the deck area. Although, those trees provided shade, there was only shade available in the earliest hours of the day and the trees were overgrown with a large portion of them dead or diseased. The trees also dropped a large amount of debris which made the deck area both dirty and uninhabitable, especially with young kids. Once the trees were removed and due to the nature of being a corner property, we met different challenges than other homes in the neighborhood in regard to deck options. We needed an option that would provide both shade and privacy for our family. This roof is the only option we found that could provide our family with such.

Additionally, we live next to the very busy Oakbourne Road and with young children we are unable to utilize the front lawn as an area for the kids to play. Having a covered area on the deck has provided us with space we need to get our kids outside and allow them to play somewhat independently without worrying about high traffic roads. It provides my toddler with a place to run and coverage for my infant to be out there with us. Having the roof also allows us to get outdoors rain or shine.

The covered roof has given our family, and the other families/kids in the neighborhood a comfortable, safe and private area to gather while also increasing the value of the neighborhood. Our home is the first house in the neighborhood and the community has continued to express how much of an improvement the roof has made. We are very hopeful that the township can see the value this roof adds for our home, family and local neighbors and you consider granting the requested variance.

Best Regards,

Andrew & Sara Reigle

Before:



After:



February 28, 2022

Dave and Kristen Crawford

1002 Sage Road

West Chester Pa 19382

Zoning Hearing Board

Westtown Township

PO BOX 79

Westtown, Pa 19395

To whom it may concern,

We are writing this letter in regards to the new roof that was built on the existing deck at 1000 Sage Road and to share our approval of the new structure. We understand that the roof encroaches within 10 feet of property line however, it has added substantial curb appeal and value to the neighborhood. The new structure does not interfere with our property. We share the direct property line where the structure was built and welcome the new "addition" as it significantly improves the look of the existing deck. We understand the current resident is applying for a Dimensional Variance for the roof and want to pass along our approval if a variance we to be granted.

Best Regards,

Dave and Kristen Crawford

Kollias
1005 Sage Road
West Chester, PA 19382

March 12, 2022

Zoning Hearing Board
Westtown Township
PO Box 79
Westtown, PA 19395

Dear Board Members,

We are writing to you regarding the roof that the Reigles (1000 Sage Road) added to their existing back deck. We are very pleased with the new roof, and we hope the township takes this into consideration. The Reigle's house is first on the street, and the upgraded porch added significantly to the curb appeal and overall positive feel of the neighborhood. Our entire street is better with the Reigle's new deck roof.

We love their new roof, and we appreciate the opportunity to express our opinions and lend our support to the Reigles and their home improvements.

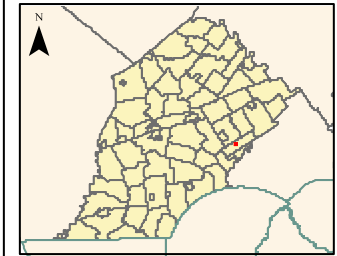
Sincerely,

Ken and Kelly Kollias
610-247-1442

Map



COUNTY OF CHESTER
PENNSYLVANIA



Find Address Information

PARID: 6701 00046700
UPI: 67-1-4-67
Owner1: REIGLE ANDREW J JR
Owner2: WILSON SARA M
Mail Address 1: 1000 SAGE RD
Mail Address 2: WEST CHESTER PA
Mail Address 3:
ZIP Code: 19382
Deed Book: 9344
Deed Page: 2331
Deed Recorded Date: 7/11/2016
Legal Desc 1: SW COR OF SAGE & OAKBOURNE
Legal Desc 2: LOT 1000 & DWG
Acres: 0.44
LUC: R-10
Lot Assessment: \$ 46,260
Property Assessment: \$ 187,650
Total Assessment: \$ 233,910
Assessment Date: 2/16/2022
Property Address: 1000 SAGE RD
Municipality: WESTTOWN
School District: West Chester Area

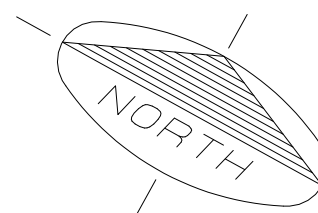
Map Created:
Wednesday, March 9, 2022

County of Chester

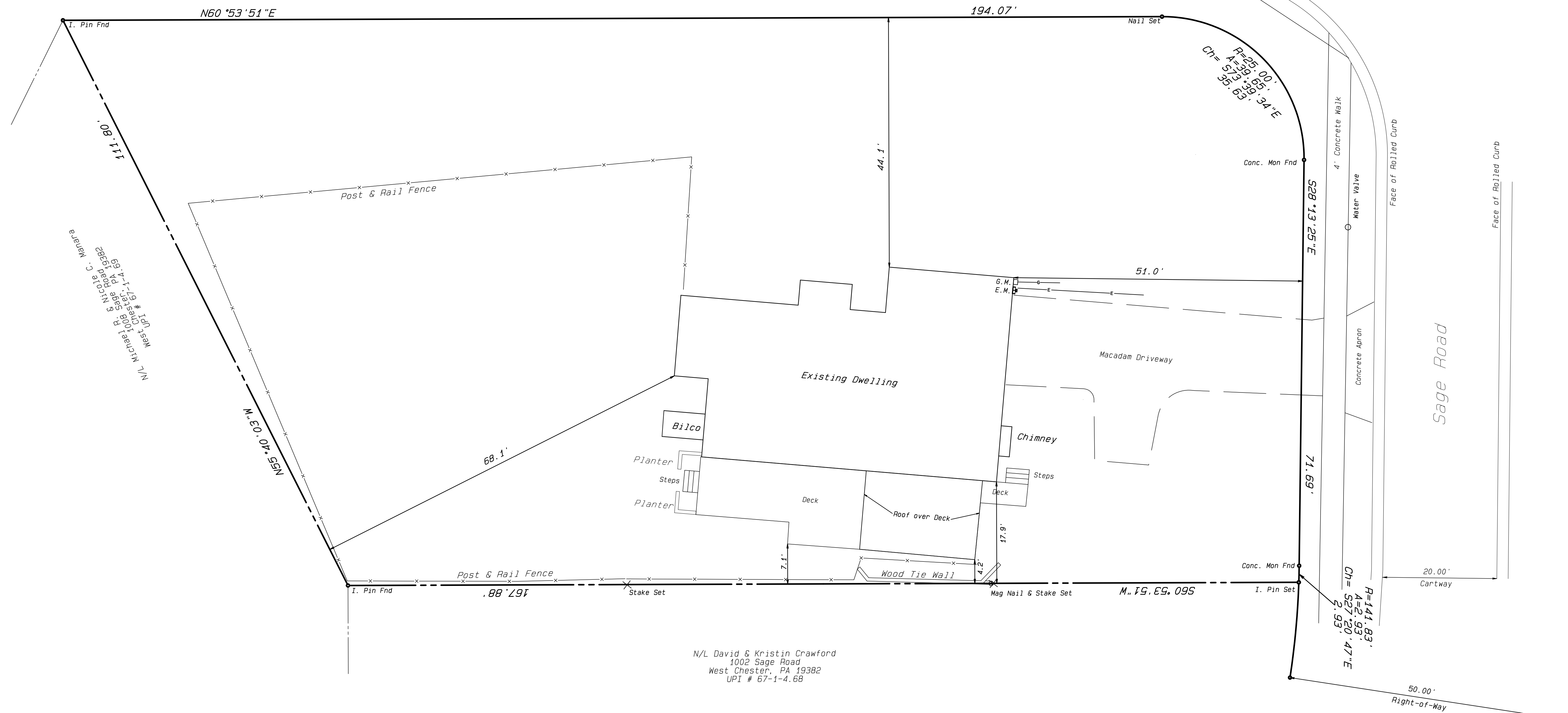


Limitations of Liability and Use:
County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

Oakbourne Road



Edge of Paving



N/L David & Kristin Crawford
1002 Sage Road
West Chester, PA 19382
UPI # 67-1-4.68

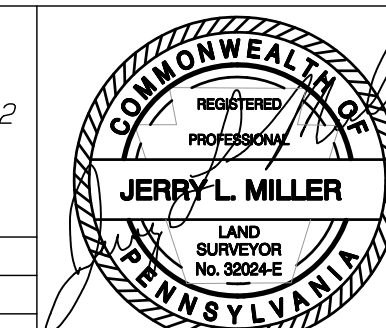
ZONING REQUIREMENTS

R-2 RESIDENTIAL
PUBLIC SEWER & WATER

MIN. LOT AREA:	22,000 SF
MIN. LOT WIDTH:	100' BBSL
MIN. FRONT YARD:	40'
MIN. REAR YARD:	30'
MIN. SIDE YARD:	10' MIN/25' AGG
MAX. BUILDING HEIGHT:	38'
MAX. IMPERVIOUS COVERAGE:	25%

TOTAL AREA GROSS: 0.44 ACRES
UPI# 67-1-4.67
DEED BOOK 9344 PAGE 2331

OWNER: ANDREW J. REIGLE JR.
& SARA M. WILSON
1000 SAGE ROAD
WEST CHESTER PA, 19382



NOTES:

- BOUNDARY DESCRIPTION FROM EXISTING DEEDS AND RECORDS. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- BOUNDARY SURVEY AND LOCATIONS FROM A FIELD SURVEY BY HOPKINS AND SCOTT INC., PROFESSIONAL SURVEYORS DECEMBER 2021.
- THIS SITE IS SERVICED BY PUBLIC SEWER AND WATER.
- THE UTILITIES ON THE SURFACE, UNDERGROUND AND ABOVE GROUND SHOWN WERE LOCATED IN THE FIELD BY VISIBLE MARKINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES ON THE SURFACE, UNDERGROUND AND ABOVE GROUND SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES ON THE SURFACE, UNDERGROUND AND ABOVE GROUND SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. SOME UTILITIES ARE SHOWN AS (APPROXIMATE LOCATION) AND OR (UNKNOWN DIRECTION) CONTRACTOR TO VERIFY ALL UTILITIES BEFORE ANY CONSTRUCTION OR DESIGN STARTS.

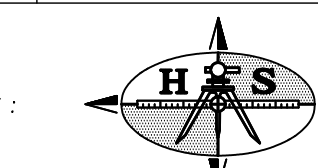


REV:
DATE: 12-14-21
SCALE: 1"=10'
SHEET 1 OF
DRAWN BY: JM
N.B.#:

PLAN OF PROPERTY
OF
1000 SAGE ROAD
MADE FOR
ANDREW J. REIGLE JR. &
SARA M. WILSON

SITUATE IN:
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA.

PREPARED BY:



HOPKINS AND SCOTT INC.
PROFESSIONAL LAND SURVEYORS
207 FRANKLIN AVENUE
PHOENIXVILLE, PA. 19360
Phone: 610-933-1754 Fax: 610-933-0268

DATE PLOTTED

Memo

To: Ron Agulnick, Esq. ZHB Solicitor
From: Maggie Dobbs, AICP
Date: April 7, 2022
Re: Certifications for 2022-08 1000 Sage Road Dimensional Variance

The Hearing was advertised in the *Daily Local News* on March 30, 2022 and April 6, 2022.

The applicant was notified by mail on March 29, 2022.

The Notice of Hearing was sent to the attached list of property owners on March 9, 2022.

The property was posted on April 4, 2022.

The Westtown Planning Commission reviewed this application at their March 23, 2022 meeting and voted unanimously to recommend approval of the variance request.



MediaNews Group

PENNSYLVANIA GROUP

Account: **884891**
 Name: **Pam Coleman**
 Company: **WESTTOWN TOWNSHIP**

Address: **1039 WILMINGTON PIKE**
WEST CHESTER, PA 19382

Telephone: **(610) 692-1930**
 Fax: **(610) 692-9651**
 Description: **Westtown Township Zoning Hearing Boa**

Date: **03/29/22**
 Start Date: **03/30/22** Stop Date: **04/06/22**
 Class: **1201 - Legal Notices**
 Ad ID: **2307315**
 Ad Taker: **CRRDEAN**
 Sales Person: **Ryan Dean (018303)**
 Words: **752**
 Lines: **180**
 Agate Lines: **180**
 Depth: **20.0**
 Inserts: **4**
 Blind Box:
 PO Number:

Ad sample

Total: **\$982.76**

Paid Amount: **\$0.00**

Amount Due: **\$982.76**

Westtown Township Zoning Hearing Board

Notice is hereby given that The Zoning Hearing Board of Westtown Township will conduct sequentially three public hearings commencing at 6:30 p.m. on April 13, 2022 at the Westtown Township Municipal Building, 1039 Wilmington Pike, this Township. The three hearings will be held sequentially and will not necessarily be called in the order set forth below. At the conclusion of the said public hearings, the Board will hold a public meeting at the same place to consider said applications and possibly act upon the any or all of them and may conduct such other business as may properly come before it.

Hearing No. 2022-7: Application of T-Mobile: The purpose of the hearing is to receive evidence in reference to the application of T-Mobile, Lessee, with the consent of Aqua Pennsylvania, the legal and equitable owner of portion of a tract of land known as 998 General Greene Drive, this Township. The premises is identified on the maps of the Assessor of Chester County as Tax Parcel 67-4-3.3 U. The premises is located in an area designated on the Zoning Map of Westtown Township as an R-1 Residential Zoning District.

There is presently extant upon the premises, inter alia, a water tower owned and

maintained by Aqua Pennsylvania. The Applicant previously received approval to erect on the water tower a cellular communication facility (cell-tower), but constructed the same at variance with the approval granted. The Applicant now seeks to have the previous permit modified to conform to the location and structural facility as so constructed and further to permit the construction of additional facilities as requested in said application and therefore seeks variance or such other relief as may be required to permit the maintenance of the existing facilities and the addition of the additional structures proposed.

Hearing No. 2022-8: Application of Andrew Reigle and Sara Wilson: The Applicants are the legal and equitable owners of a tract of land known as 1000 Sage Road, this Township. The premises is identified on the maps of the Assessor of Chester County as Tax Parcel 67-1-4.67. The premises is located in an area designated on the Zoning Map of Westtown Township as an R-2 Residential Zoning District.

There is presently extant upon the Premises a single family detached dwelling. At the time of purchase of the Premises there was an open deck which encroached into the mandated side yard. The Applicant, unaware of the need for a permit, construct-

ed a roof over the existing deck. The Applicants desire permission to continue to maintain and use the deck as now extant and therefore seek relief by way or a dimensional variance or such other relief as may be required, to permit the maintenance and use of the deck as now extant. The Applicant therefor seeks a dimensional variance or such other relief as may be required to permit the proposed deck at the location indicated.

Hearing No. 2022-9: Application of Diana and Brad Moehler: The Applicants are the legal and equitable owners of a tract of land known as 1029 Preserve Lane, this Township. The premises is identified on the Maps of the Assessor of Chester County as Tax Parcel 67-5-71. The Premises is located in an area designated on the Zoning Map of Westtown Township as A/C Agricultural/Cluster Residential District. The Premises was developed pursuant to the Flexible Development Procedures set forth in Article IX of this Ordinance.

There is presently extant on the Premises a single family detached dwelling. The Applicants desire to construct as an addition to the dwelling a patio which, if constructed as and where constructed would extend 2.2 feet into the mandated setback for such structure. The Applicant therefor seeks a de minimis variance

Publication

Daily Local News, Daily Local News Digital

We Appreciate Your Business!
Thank You Pam Coleman!

or dimensional variance or such other relief as may be required to permit the construction, use and occupancy of the patio at the dimensions and location as proposed.

The applications, together with plans and explanatory material relating to the three applications are on file at the Westtown Township Municipal Building, 1039 Wilmington Pike, this Township, where the same may be reviewed without cost during normal business hours and where copies thereof may be obtained at cost of reproduction.

All persons interested may be present and give testimony if they so desire.

Any person, who, by reason of disability, requires assistance in order to attend and participate in said meeting should contact the Township Manager by telephone, (610) 692-1930 during normal business hours.

Maggie Dobbs, AICP
Zoning Officer
DLN 3/30, 4/6; 1a



WESTTOWN TOWNSHIP

1039 Wilmington Pike
West Chester, PA 19382
(610) 692-1930

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

March 29, 2022

Andrew and Sara Reigle
1000 Sage Road
West Chester, PA 19382

Re: 1000 Sage Road - ZHB Application for Dimensional Variances
Tax Parcel 67-1-4.67

Dear Mr. and Mrs. Reigle:

Enclosed is a copy of the notice for the hearing on your application to the Westtown Township Zoning Hearing Board. The Hearing will be held on April 13, 2022, at 6:30pm, at the Stokes Assembly Hall at the Westtown Township Municipal Building located at 1039 Wilmington Pike.

Please call me at the Township Office if you have any questions.

Thank you,

A handwritten signature in black ink that reads "Maggie Dobbs".

Maggie Dobbs, AICP
Director of Planning & Zoning

Westtown Township Zoning Hearing Board

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There is presently extant on the Premises a single family detached dwelling. The Applicants desire to construct as an addition to the dwelling a patio which, if constructed as and where constructed would extend 2.2 feet into the mandated setback for such structure. The Applicant therefor seeks a de minimis variance or dimensional variance or such other relief as may be required to permit the construction, use and occupancy of the patio at the dimensions and location as proposed.

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Maggie Dobbs, AICP
Zoning Officer

GRINNAN ALEXANDER & VERONICA 929 SAGE RD WEST CHESTER, PA 19382	BINGHAM MARSHALL A & BINGHAM CAROLYN M 931 SAGE RD WEST CHESTER, PA 19382	FRECH KEITH F 935 SAGE RD WEST CHESTER, PA 19382
CUFF TODD & ROCCHIO-CUFF ROSEMARIE 937 SAGE RD WEST CHESTER, PA 19382	VERNA NICHOLAS J & JOANNE M 939 SAGE RD WEST CHESTER, PA 19382	CASE TIMOTHY W & MERCEDES O 941 SAGE RD WEST CHESTER, PA 19382
CASTANO BRETT O & CASTANO MEREDITH D 943 SAGE RD WEST CHESTER, PA 19382	DRAGER MARK R & CATHERINE 945 SAGE RD WEST CHESTER, PA 19382	MCGONIGLE MATTHEW D & KIMBERLY ANN 944 SAGE RD WEST CHESTER, PA 19382
COOK DENNIS G & REENE 942 SAGE RD WEST CHESTER, PA 19382	SAGE TIMOTHY S & SANDRA A 940 SAGE RD WEST CHESTER, PA 19382	COHN SANFORD K & SHARI D 1022 SAGE RD WEST CHESTER, PA 19382
REIGLE ANDREW J JR & WILSON SARA M 1000 SAGE RD WEST CHESTER, PA 19382	CRAWFORD KRISTIN & DAVID 1002 SAGE RD WEST CHESTER, PA 19382	MANARA MICHAEL R & MANARA NICOLE C 1008 SAGE RD WEST CHESTER, PA 19382
KRYKEW KENNETH M & NATALIE G 1016 SAGE RD WEST CHESTER, PA 19382	BOLAND JAMES P & MELISSA L 1023 SAGE RD WEST CHESTER, PA 19382	SNYDER JAMES B 1021 SAGE RD WEST CHESTER, PA 19382
GRAHAM KERRY E & BARBARA 1019 SAGE RD WEST CHESTER, PA 19382	ROEBUCK EDWARD P & ROEBUCK CAROLYN L 1017 SAGE RD WEST CHESTER, PA 19382	IACOVELLI RICHARD SR & PATRICIA A 1015 SAGE RD WEST CHESTER, PA 19382
ANDERSON RICHARD SCOTT JR & ANDERSON CHRISTINA J 1013 SAGE RD WEST CHESTER, PA 19382	ZIMMERMAN JACOB & ZIMMERMAN MORGAN 1011 SAGE RD WEST CHESTER, PA 19382	SNYDER MATTHEW R & TRICIA M 1009 SAGE RD WEST CHESTER, PA 19382
LEONARD CHRISTINE R & WILLIAM J 1007 SAGE RD WEST CHESTER, PA 19382	KOLLIAS KENNETH P & KOLLIAS KELLY E 1005 SAGE RD WEST CHESTER, PA 19382	LAROSA RICHARD SCOTT & SARI STEWART 1003 SAGE RD WEST CHESTER, PA 19382
MILLIGAN FRANCIS X & ELAINE L 1001 SAGE RD WEST CHESTER, PA 19382	HURD SARAH G 711 OAKBOURNE RD WEST CHESTER, PA 19382	THOMPSON WAYNE G & CATHLEEN C 717 OAKBOURNE RD WEST CHESTER, PA 19382

HURD NATALIE A
719 OAKBOURNE RD
WEST CHESTER, PA 19382

GIZZIO JOYCE A
716 OAKBOURNE RD
WEST CHESTER, PA 19382

VERDES ROBERT A & MARY ELLA
714 OAKBOURNE RD
WEST CHESTER, PA 19382

HUGHES ROBERT C & MARY C
811 OAKBOURNE RD
WEST CHESTER, PA 19382

FEENEY STEPHEN F & CHRISTINE M
813 OAKBOURNE RD
WEST CHESTER, PA 19382

BJORKLUND STEPHEN R & ALICE A
815 OAKBOURNE RD
WEST CHESTER, PA 19382

LANDES MICHAEL S & LEE W
814 OAKBOURNE RD
WEST CHESTER, PA 19382

PLESSE SHERRYANN PLESSE PAUL
816 OAKBOURNE RD
WEST CHESTER, PA 19382



WESTTOWN TOWNSHIP

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West Chester, PA 19382
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AFFIDAVIT OF POSTING

I, Maggie Dobbs, being duly sworn according to law, depose and say that: I am the Zoning Officer of the Township of Westtown ("Township"), Chester County, Pennsylvania. On **April 4, 2022**, Joe Barr, an employee of Westtown Township, posted a copy of the attached notice for the variance application of Andrew and Sara Reigle, on the property located at 1000 Sage Road of public hearing of the Zoning Hearing Board to be held on Wednesday, April 13, 2022 at 6:30 PM ("Notice") at the Stokes Meeting Hall in the Township Administration Building, 1039 Wilmington Pike.

A handwritten signature in black ink that reads "Maggie Dobbs". The signature is written in a cursive style and is positioned above a horizontal line.

Maggie Dobbs
Zoning Officer



WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING MINUTES

Stokes Assembly Hall, 1039 Wilmington Pike
Wednesday, March 23, 2022 – 7:00 PM

Present

Commissioners – Russ Hatton (RH), Jack Embick (JE), Tom Sennett (TS), Elaine Adler (EA), Kevin Flynn (KF), and Mila Carter (MC) were present. Absent was Jim Lees (JL). Also present was Director of Planning & Zoning Maggie Dobbs (MD).

Call to Order and Pledge of Allegiance

Mr. Hatton called the meeting to order at 7:04 PM.

Adoption of Agenda (JE/TS) 5-0

Ms. Dobbs noted the applicant for the T-Mobile Zoning Hearing Board application requested to be withdrawn from the agenda. Mr. Embick moved to adopt the agenda with the amendment to reflect the change, seconded by Mr. Sennett. The agenda was adopted as amended. MC not yet present.

Approval of Minutes (JE/KF) 4-0-1

Minutes from the February 23, 2022 meeting were approved. TS abstained. MC not yet present.

Announcements

Ms. Dobbs made the following announcement:

- Westtown administrative staff have been invited to meet with West Goshen Township to discuss the potential redevelopment of the Quality Inn property at the intersection of Route 202 and Stanton Avenue. A portion of that development falls within Westtown Township, currently used as site access and parking. West Goshen Township will discuss the proposal at their upcoming Board of Supervisors meeting on April 5th.

Public Comment – Non Agenda Items

No public comment.

New Business

1. ZHB Hearing #2022-09 1029 Preserve Lane

Diana Moehler, applicant, described the proposed scope of work for the patio and the request for the variance. The proposed patio would follow the line of the house but because the house setback is 12' 8" and patio setbacks are required to be 15 feet, the patio would encroach into the required setback. Mrs. Moehler also presented a letter signed by a number of neighbors in support of her ZHB application. Mr. Hatton asked if landscaping would go between the patio and the neighbor's fence. Mr. Embick noted that he feels the application meets the essential community character but does not meet the other standards to qualify for a hardship. Mr. Flynn asked how other properties in the neighborhood were able to build patios that encroach into the setback. Ms. Dobbs responded that the previous Zoning Officer approved permits for those patios. Mr. Sennett asked about the impervious limit of 4,500 SF. Ms. Dobbs noted that the community stormwater management system was designed to allow each property to install up to 4,500 square feet of impervious cover before additional stormwater management would be required. Mr. Sennett also asked about the fireplace feature on the patio and how it would be used. Mr. Embick made a motion to recommend approval of the variance request, seconded by Mr. Sennett. No additional comment. Motion passed 6-0.

2. ZHB Hearing #2022-08 1000 Sage Road

Andrew and Sara Reigle, applicants, were present and gave an overview of their application. Mr. Hatton asked if they also installed the deck. The Reigles said the deck was there when they bought the house. They explained the existing trees were dead and diseased and the roof over the deck was constructed to provide shade after the trees were removed. The deck is not enclosed and the homeowners have no intent to enclose the deck in the future. The adjoining property owners have expressed support for the roofed portion of the deck. Ms. Dobbs provided a summary of how the violation was identified and noted the roof was a later addition to an ongoing building permit but the permit was never amended to include that scope of work. Mrs. Carter asked if the building code inspector has looked at the roof structure yet and if the existing deck is structurally sound to support the weight of the roof. Ms. Dobbs noted a building permit and associated inspections would be required if the variance is granted. Mr. Embick made a motion to recommend approval of the variance request, seconded by Mr. Sennett. Mr. Flynn asked that the deck as a whole be included in the dimensional variance request because the whole deck is nonconforming in regards to setback, not just the covered portion. Mr. Embick amended the motion to recommend approval of a variance request that would include both the deck as a whole and the roofed portion of the deck. No additional comment. Motion passed 6-0.

Old Business

None

Public Comment

None

Reports

Mr. Sennett gave the BOS report from the March 7, 2022 meeting.
Mrs. Carter gave the BOS report from the March 21, 2022 meeting.

Adjournment (JE/TS) 6-0

The meeting was adjourned at 8:06 PM.

Respectfully submitted,
Maggie Dobbs, AICP
Director of Planning & Zoning