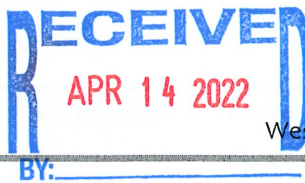


Westtown Township

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: April 14, 2022 Project No.: 2022-10
Parcel ID: 07-4C-37 Zoning Dist: R-2
Date Paid: April 14, 2022 PC Date: May 4, 2022
Hearing Date: May 17, 2022 Property Posted: _____
Dates Advertised: May 3, May 10
Reviewed by: May 10

Applicant & Owner Information

Applicant Lois Antell - Michael Sheridan Phone 610-291-0203
Property Address 202 Larchwood Rd City West Chester Zip 19382
E-mail loisantell@gmail.com

Property Owner 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 _____

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) ** All attachments*
Lot Size: *24,991 SQ FT* Front: _____ Side (R): _____ Side (L): _____ Rear: _____
5737 ACRES

Existing property use: RESIDENTIAL

Existing structure(s): HOME, Two sheds

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 Lois Antell
Michael P. Sheridan

Date 4-14-22

Print Name LOIS ANTELL
MICHAEL SHERIDAN

Signature of OWNER Name
(If different from applicant)

Date _____

- A. Sheds were placed in an area that added an aesthetic improvement to the property and the yard
- B. Authorization of a variance would be considered necessary to enable the reasonable use of the property.
- C. There is no unnecessary hardships created by the placement of the sheds or the extension of the patio.
- D. A variance will not alter the character of the neighborhood nor impair the use of adjacent properties and not be detrimental to the public welfare.
- E. Variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in use.

To: Westtown Township

Re: Reply to letter received from Westtown Township dated April 1 regarding
Shed and patio installation without a permit

April 11, 2022

We did not in any way make these improvements and additions to our home intentionally without receiving a permit. We hired licensed and professional contractors for the work and moved forward when we received the estimates.

We are people who do things on the up and up and we hope to have this situation resolved by applying for a variance.

When we purchased our home in January 2015 the yard was in disarray and we have since made it into a pleasing to the eye area.

The existing shed on the property was in disrepair so we replaced it pretty much in the current spot but slightly larger. This was completed in 2017.

In 2018 we decided to remove the rotted wooden deck and replaced it with stamped concrete. We extended it slightly further covering the flower garden area which was also in disarray with overgrown plants.

In 2020 we decided we needed another shed for storage and we placed that toward the rear right corner.

Measurements of the original shed and patio are attached along with the measurements of the new sheds and existing patio.

Also attached is the additional sq footage of the property that was covered with the extended shed and patio and the placement of the second shed.

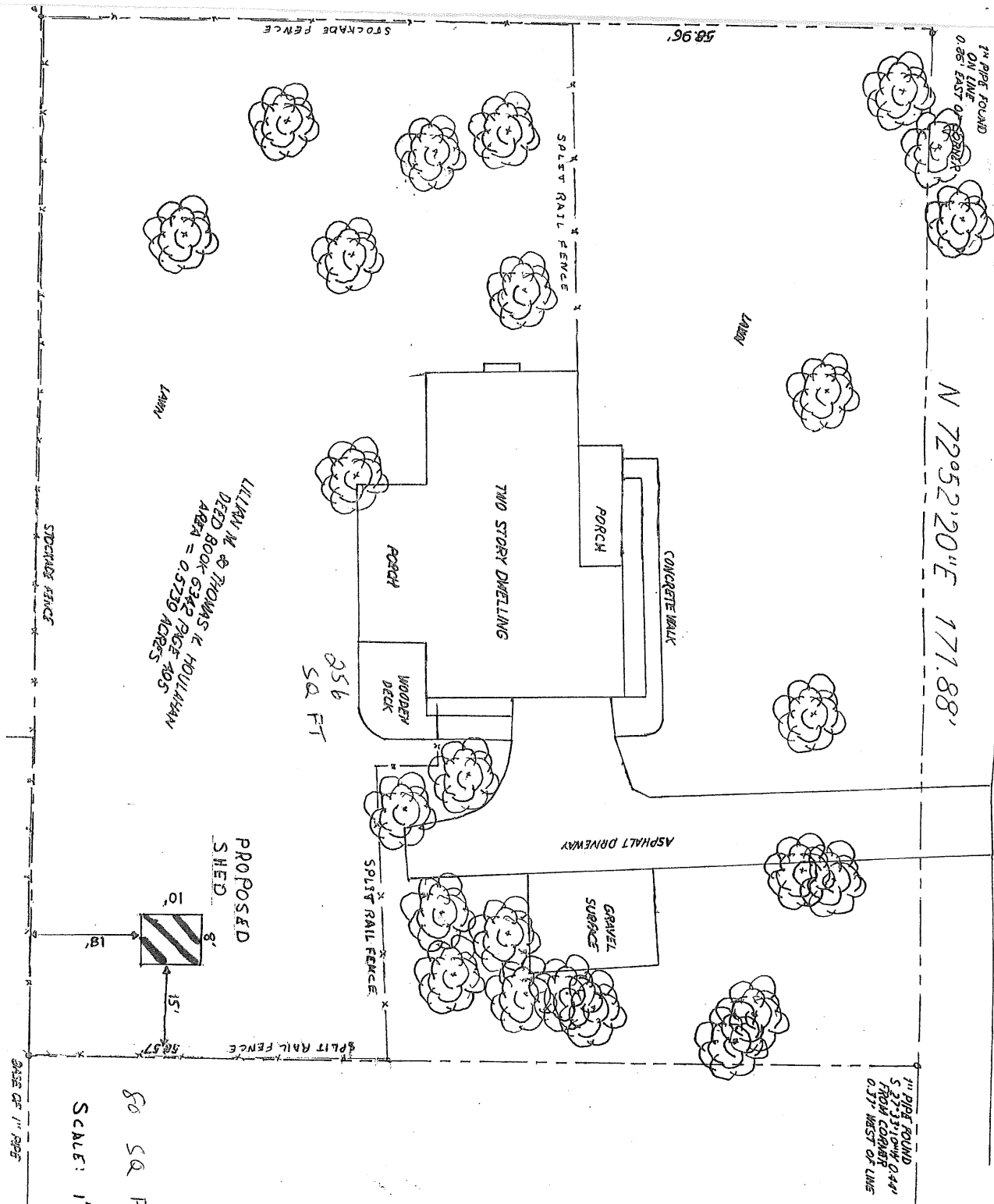
Thank you for your consideration,

Lois Antell and Michael Sheridan
202 Larchwood Road
West Chester, Pa. 19282

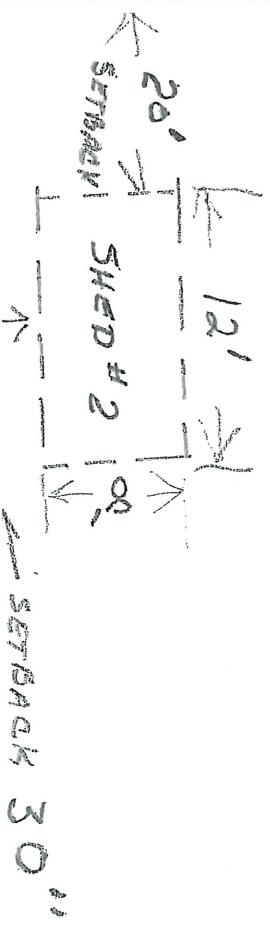
ORIGINAL
 Deck
 Shed
 MEASUREMENTS

202 LARCHWOOD ROAD

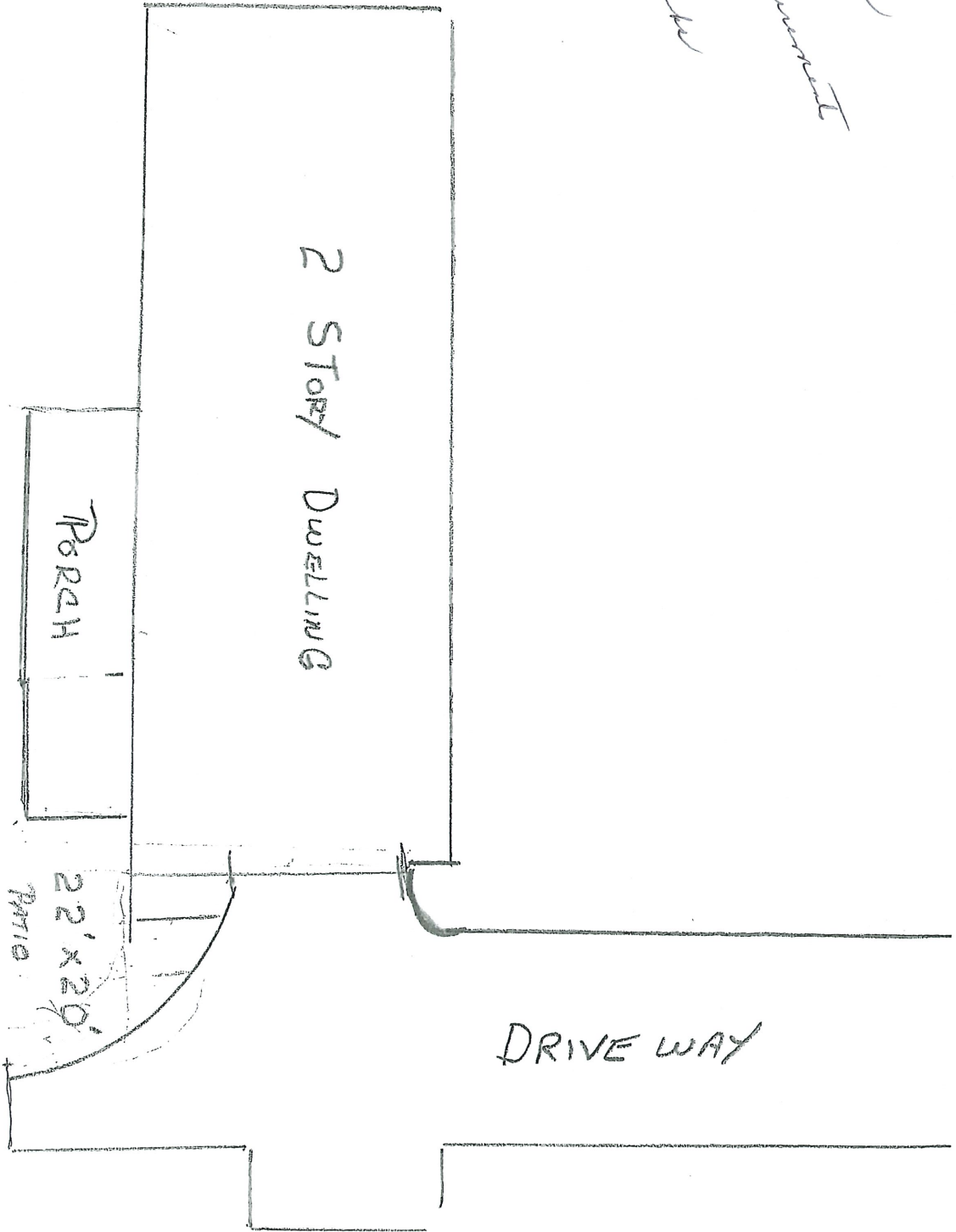
N 72°52'20"E 171.88'



Current Road
 + Measurement
 Shed + Back
 Shed + Back

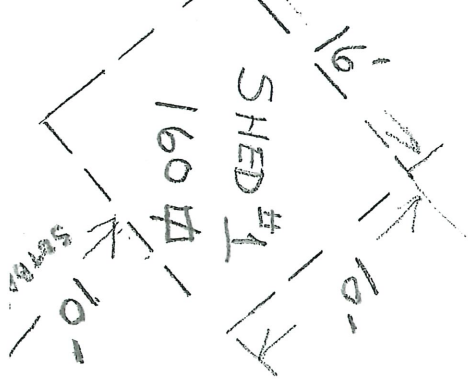


96' ϕ ADDED



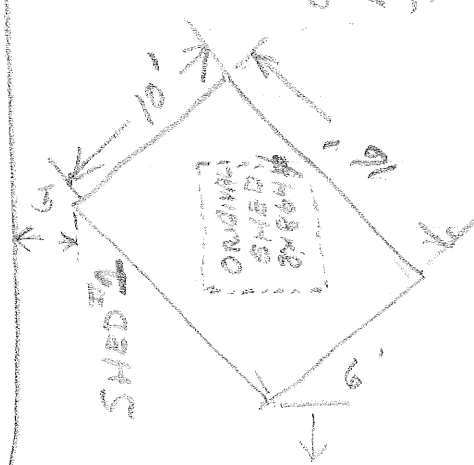
OLD DECK 256' ϕ
 NEW DECK 440' ϕ
 TORN & ADDED 184' ϕ

NEW SHED 160' ϕ
 OLD SHED 80' ϕ
 TORN & ADDED 80' ϕ

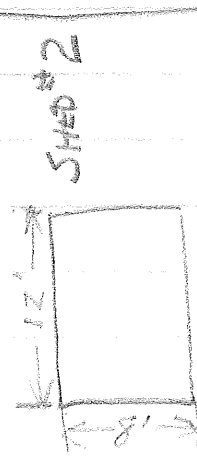


SETBACK SHED #1 = 6'

SETBACK SHED #2 = 3'

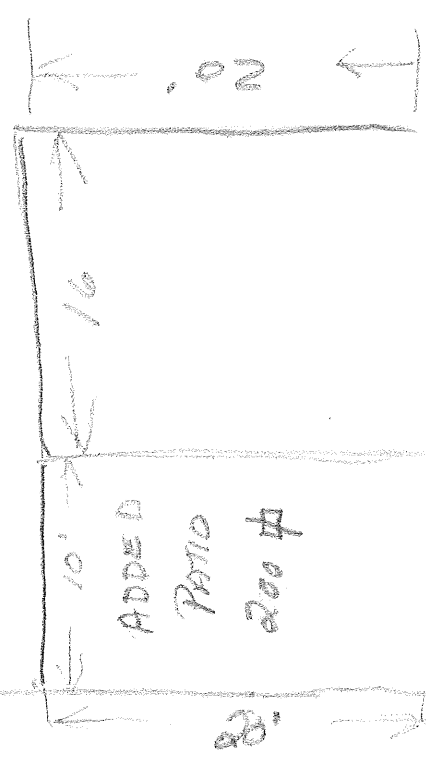


ORIGINAL SHED 64#
 NEW SHED 160#
 TOTAL ADDED 96#



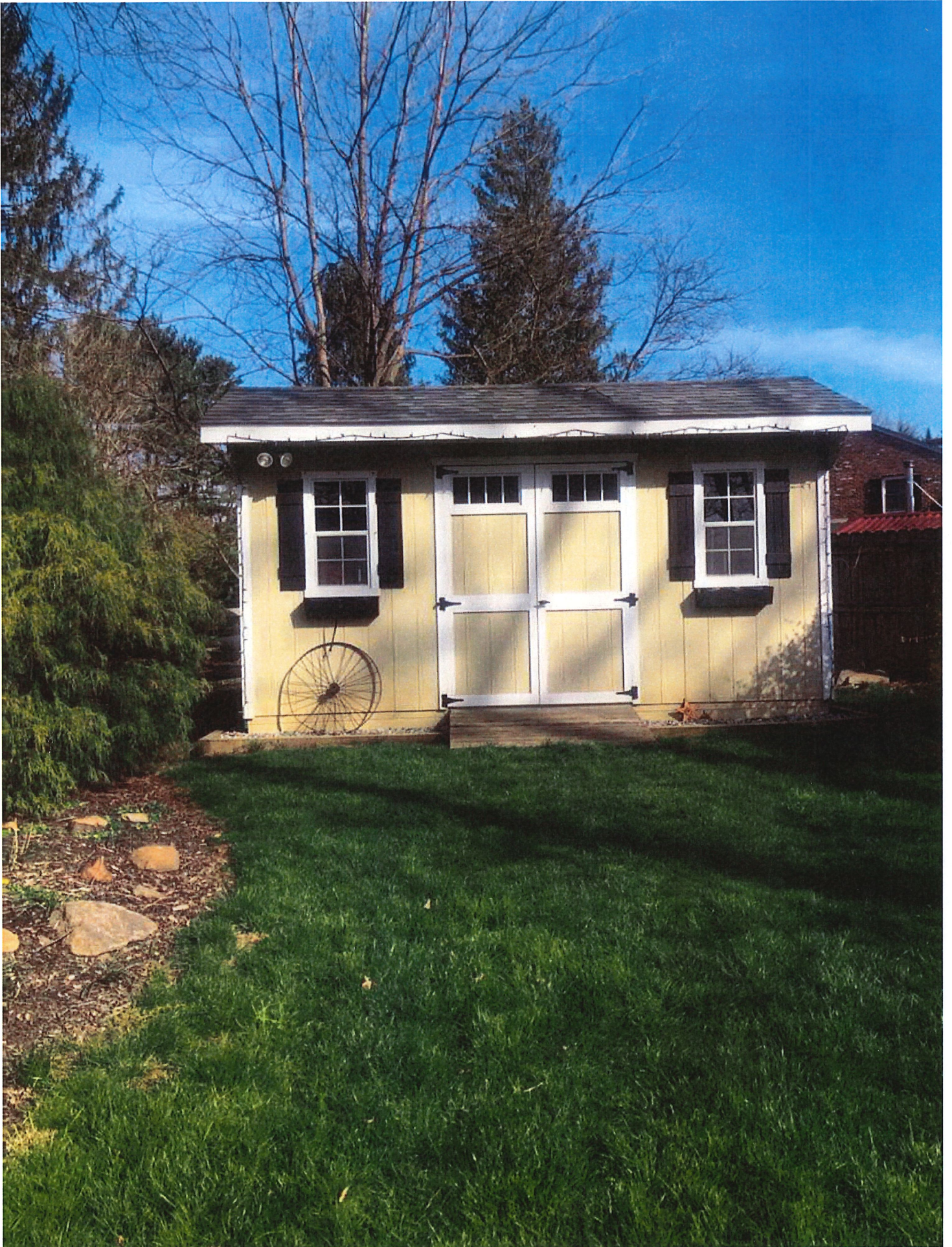
TOTAL # 96

PATIO ADDITIONAL RUNOFF 120#



ADDED
 Patio
 200#

SHED #1	96#
SHED #2	96#
PATIO	200
TOTAL ADDED RUNOFF	392#











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FAX (610) 692-9651

COPY

April 1, 2022

Michael Sheridan and Lois Antell
202 Larchwood Road
West Chester, PA 19382

Re: Shed and patio installation without a permit

It has come to the Township's attention that at least two sheds and an expanded patio were installed and constructed on your property without the benefit of a permit.

Per Westtown Township Zoning Ordinance §170-2001.A:

It shall be unlawful to undertake, or cause to be undertaken, any erection, construction, alteration, demolition, or removal of any building or structure anywhere within the Township unless a building permit has been obtained from the Zoning Officer. A building permit shall not be required for minor repairs to existing buildings or structures, as such repairs are defined in the Township Building Code.

Please complete both the building permit and the stormwater permit for all sheds and patio improvements. Further, all sheds are required to be set back from all property lines a distance equivalent to the height of the structure. If the sheds do not comply with this setback requirement they will need to be relocated. If any new stairs or landings were constructed on the patio to provide a transition from the house to the patio, you will need to include the size, number, and location of all steps. Please also provide a plot plan that shows the size and location of the patio and sheds to properly account for the additional impervious cover added to your lot. **Please submit a permit within 10 days of the date of this letter.** Failure to secure an approved permit may result in issuance of a notice of violation subject to conditions set forth in §170-2301 and a fine of \$150 for working without securing required permits.

A copy of the permit application packet has been included with this letter. You may fill out the permit application and either mail it to the Township P.O. Box, drop it off in person, or email a PDF to kdool@westtown.org. If you have any other questions or would like to discuss this matter in greater detail, please do not hesitate to give me a call.

Thank you,

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

Maggie Dobbs, AICP
Zoning Officer

NOTICE - WESTTOWN TOWNSHIP

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of Westtown Township will conduct a public hearing on Tuesday, May 17, 2022 commencing at 6:30 P.M. at the Stokes Assembly Hall at the Westtown Township Municipal Building, 1039 Wilmington Pike, this Township. At the conclusion of the said public hearing, the Board will hold a public meeting at the same place to consider said application and possibly act upon the same and conduct such other business as may properly come before it.

The purpose of the hearing is to receive evidence in reference to the application of Michael Sheridan and Lois Antell, the legal and equitable owners of a tract of land known as 202 Larchwood Road, this Township. The premises is identified on the maps of the Assessor of Chester County as Tax Parcel 67-4C-27. 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 dwelling and two storage sheds. Both storage sheds were erected without obtaining a zoning permit and are violative of the side and rear yard setback limitation for accessory structures. The Applicants therefore seek relief by way of variance or such other relief as may be available to obtain permits and retain the two offending sheds at their present location.

The application, together with plans and explanatory material is 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



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: **NOTICE - WESTTOWN TOWNSHIP NOTICE IS**

Date: **05/02/22**
 Start Date: **05/03/22** Stop Date: **05/10/22**
 Class: **1201 - Legal Notices**
 Ad ID: **2321766**
 Ad Taker: **CRRDEAN**
 Sales Person: **Ryan Dean (018303)**
 Words: **328**
 Lines: **83**
 Agate Lines: **83**
 Depth: **9.222**
 Inserts: **4**
 Blind Box:
 PO Number:

Ad sample

Total: **\$480.30**

Paid Amount: **\$0.00**

Amount Due: **\$480.30**

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Maggie Dobbs, AICP
 Zoning Officer
 DLN 5/3, 5/10; 1a

Publication

Daily Local News, Daily Local News Digital

We Appreciate Your Business!
Thank You Pam Coleman!



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

May 2, 2022

Lois Antell and Michael Sheridan
202 Larchwood Road
West Chester, PA 19382

Re: 202 Larchwood Road - ZHB Application for Dimensional Variances
Tax Parcel 67-4C-27

Dear Ms. Antell and Mr. Sheridan:

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 May 17, 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". The signature is fluid and cursive.

Maggie Dobbs, AICP
Director of Planning & Zoning

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Maggie Dobbs, AICP
Zoning Officer

WILLOWBROOK PARTNERS LP 615 WILLOWBROOK LA WEST CHESTER, PA 19382	BERSTLER STEPHEN & BERSTLER ALICE 201 LARCHWOOD RD WEST CHESTER, PA 19382	TOWLE MICHAEL T & WENDY S 203 LARCHWOOD RD WEST CHESTER, PA 19382
FRANCO SARA J 205 LARCHWOOD RD WEST CHESTER, PA 19382	HANICK MARGARET & STYER CHRISTINE 207 LARCHWOOD RD WEST CHESTER, PA 19382	MURRAY BRIAN R & ROBIN C 209 LARCHWOOD RD WEST CHESTER, PA 19382
ACHENBACH FREDERICK W JR & MARY ANN 211 LARCHWOOD RD WEST CHESTER, PA 19382	BRIANS HOUSE INC 757 SPRINGDALE DR EXTON, PA 19341	TYGH RICHARD & MARY E 939 S WALNUT ST WEST CHESTER, PA 19382
HART AMANDA 935 S WALNUT ST WEST CHESTER, PA 19382	COOPER ROBERT THOMAS & BARBARA 931 S WALNUT ST WEST CHESTER, PA 19382	TIGUE JOSEPH E & MICHELLE M 933 S WALNUT ST WEST CHESTER, PA 19382
GRUBB STEPHEN W & JUDITH L 943 S WALNUT ST WEST CHESTER, PA 19382	CASWELL DAVID J & MARGARET JEAN 945 S WALNUT ST WEST CHESTER, PA 19382	MCCOY MATTHEW S & CANDICE L 947 S WALNUT ST WEST CHESTER, PA 19382
GALLEN LINDA E 949 S WALNUT ST WEST CHESTER, PA 19382	KELLY-KANE SHARON A & KANE MICHAEL P 207 OAKBOURNE RD WEST CHESTER, PA 19382	HARLYVETCH CRAIG E & HARLYVETCH MARY F 203 OAKBOURNE RD WEST CHESTER, PA 19382
REILLY JOHN W & SHELLEY E 205 OAKBOURNE RD WEST CHESTER, PA 19382	CHRISTY THOMAS B & RANDALL C 215 LARCHWOOD RD WEST CHESTER, PA 19382	WARD BRIAN A & WARD CORINE M 200 LARCHWOOD RD WEST CHESTER, PA 19382
SHERIDAN MICHAEL P & ANTELL LOIS M 202 LARCHWOOD RD WEST CHESTER, PA 19382	PRUYN JAMES W & PRUYN ROBERT W 204 LARCHWOOD RD WEST CHESTER, PA 19382	MATCHICA JANIE F 206 LARCHWOOD RD WEST CHESTER, PA 19382
GUISEPPE FRANK D & CAROL A 208 LARCHWOOD RD WEST CHESTER, PA 19382	ZIMMERMAN WAYNE C SR & ANNE M 300 BEECHWOOD RD WEST CHESTER, PA 19382	IVEY JAMES J SR & E PATRICIA 211 MAPLEWOOD RD WEST CHESTER, PA 19382
NAGY LUKAS & BUCHANAN KATHERINE 209 MAPLEWOOD RD WEST CHESTER, PA 19382	WARD KEVIN & WARD MEGAN 207 MAPLEWOOD RD WEST CHESTER, PA 19382	DEPERSIA LEE 205 MAPLEWOOD RD WEST CHESTER, PA 19382

LUTTE SCOTT R & LUTTE SHAWN M
203 MAPLEWOOD RD
WEST CHESTER, PA 19382

HARTMAN JEFFREY & HARTMAN
NICOLE
200 MAPLEWOOD RD
WEST CHESTER, PA 19382

KLEPONIS JOSEPH & CATHERINE
208 MAPLEWOOD RD
WEST CHESTER, PA 19382

WITTER BENJAMIN & WITTER EMILY
201 MAPLEWOOD RD
WEST CHESTER, PA 19382

ANDERMAN CRAIG
202 MAPLEWOOD RD
WEST CHESTER, PA 19382

DURANT STEPHEN P & ROWENA G
908 NORWOOD RD
WEST CHESTER, PA 19382

GALLAGHER THOMAS W JR GALLAGHER
AIMEE M
124 ROYLENE DR
OXFORD, PA 19363

HAUSWIRTH GREGORY W &
HAUSWIRTH LISA N
204 MAPLEWOOD RD
WEST CHESTER, PA 19382