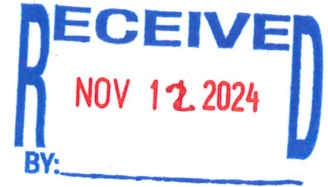


November 11, 2024



Mila,

Based on our conversation on Friday I am enclosing the following:

- Power of Attorney for Jessica Spencer
- Check for \$1,000 to cover application fee
- Signed Application
- USB containing digital copy of the engineer's report for the property and photos to support my presentation to the planning committee.

Thank you again for all of your assistance! I will plan to attend the November 20th (7pm) planning committee meeting to discuss the proposed project.

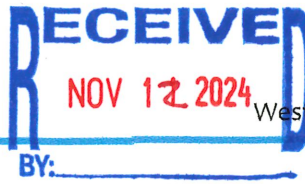
Sincerely,

A handwritten signature in blue ink, appearing to be "Jim".

Jim

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: November 12, 2024 Project No.: 2024-07
Parcel ID: 67-4-41.5 Zoning Dist: R-1
Date Paid: November 12, 2024 PC Date: _____
Hearing Date: _____ Property Posted: _____
Dates Advertised: _____
Reviewed by: Mila Carter

Applicant & Owner Information

Applicant ROBERT D. & JESSICA S. SPENCER Phone _____
Property Address 301 E. PLEASANT GROVE RD City WEST CHESTER Zip 19382
E-mail _____

Property Owner ROBERT D. & JESSICA S. SPENCER Phone _____
(if different from Applicant)
Mailing Address 301 E. PLEASANT GROVE RD City WEST CHESTER Zip 19382
(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 170-1603.C(3) ACCESSORY STRUCTURE SETBACK RELIEF
- 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: 1.49 Ac Front: 29.1' Side (R): 44.1' Side (L): 97.7' Rear: 246'

Existing property use: RESIDENTIAL

Existing structure(s): 2-STORY DWELLING, GARAGE, AND SHED

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 — \$1,000

Appeal from the Zoning Officer, Challenge to the Flex Development Procedure — \$1,000

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.

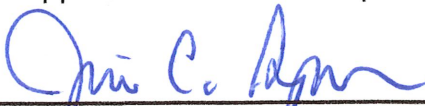
Please ensure the following documents have been included in your application packet:

- 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.

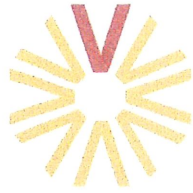
Signature of APPLICANT 

Date 11-6-24

Print Name JAMES C. SPENCER

Signature of OWNER 
(If different from applicant)

Date 11/8/24



October 28, 2024

ZONING HEARING NARRATIVE

301 E. Pleasant Grove Road

TMP 67-4-41.5

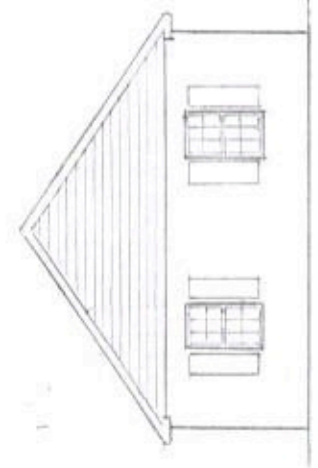
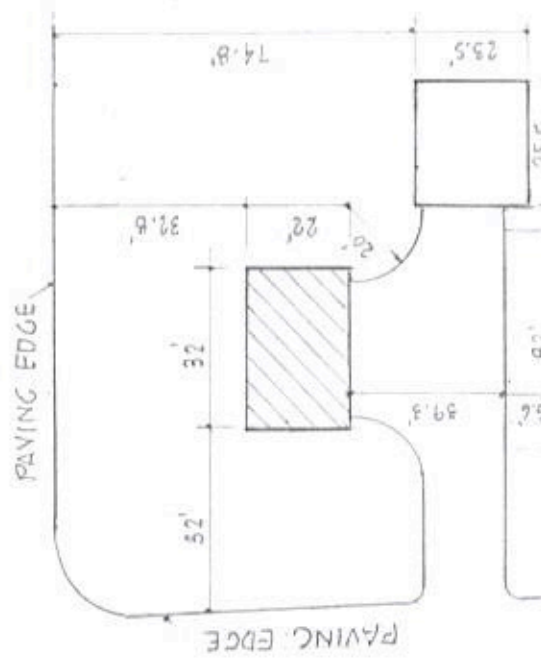
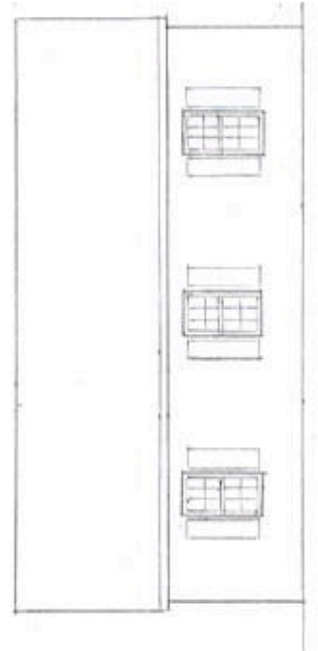
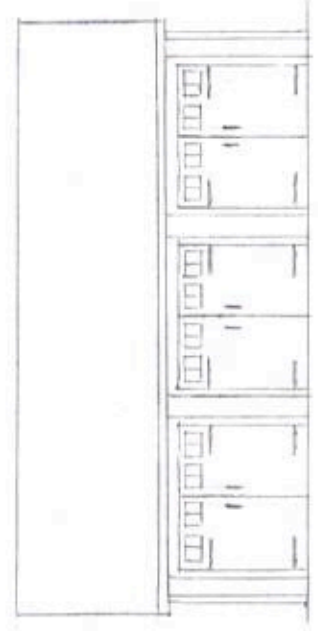
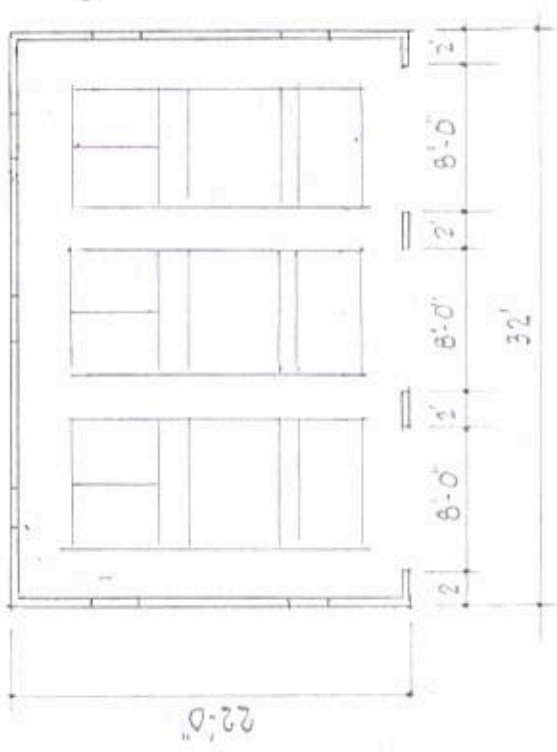
This 1.49+/-acre property is located at 301 E. Pleasant Grove Road in Westtown Township, Chester County. The property is at the NE corner of the intersection of E. Pleasant Grove Road and Westwood Drive. The site presently contains a residence, detached garage, shed, two driveways, walkways, and flagstone patio. The property is already non-conforming with respect to the front yard as this is an older home that predated the zoning ordinance. The required front yard setback is 60 feet whereas the existing home is setback only 29.1 feet. Currently, all other bulk zoning requirements are being met.

The applicants are requesting relief from Section 170-1603.C(3). The applicants wish to construct a detached garage to the west of the existing home and adjacent to the existing detached garage on the parcel. This proposed detached garage will be situated within the front yard setback. The placement of the garage in this location will create a courtyard effect for the applicant and will increase privacy since this is a corner lot with the existing home already situated close to E. Pleasant Grove Road. There is no conforming location on this side of the parcel since it is a corner lot with two sixty-foot front yards. In order to comply with the ordinance, the detached garage would have to be placed behind the existing detached garage of which there would not be a direct access to the garage from E. Pleasant Grove Road. The proposed garage will conform with the zoning height criteria and if granted, all other bulk zoning requirements will be met with the proposed improvements.

HARDSHIP STANDARDS

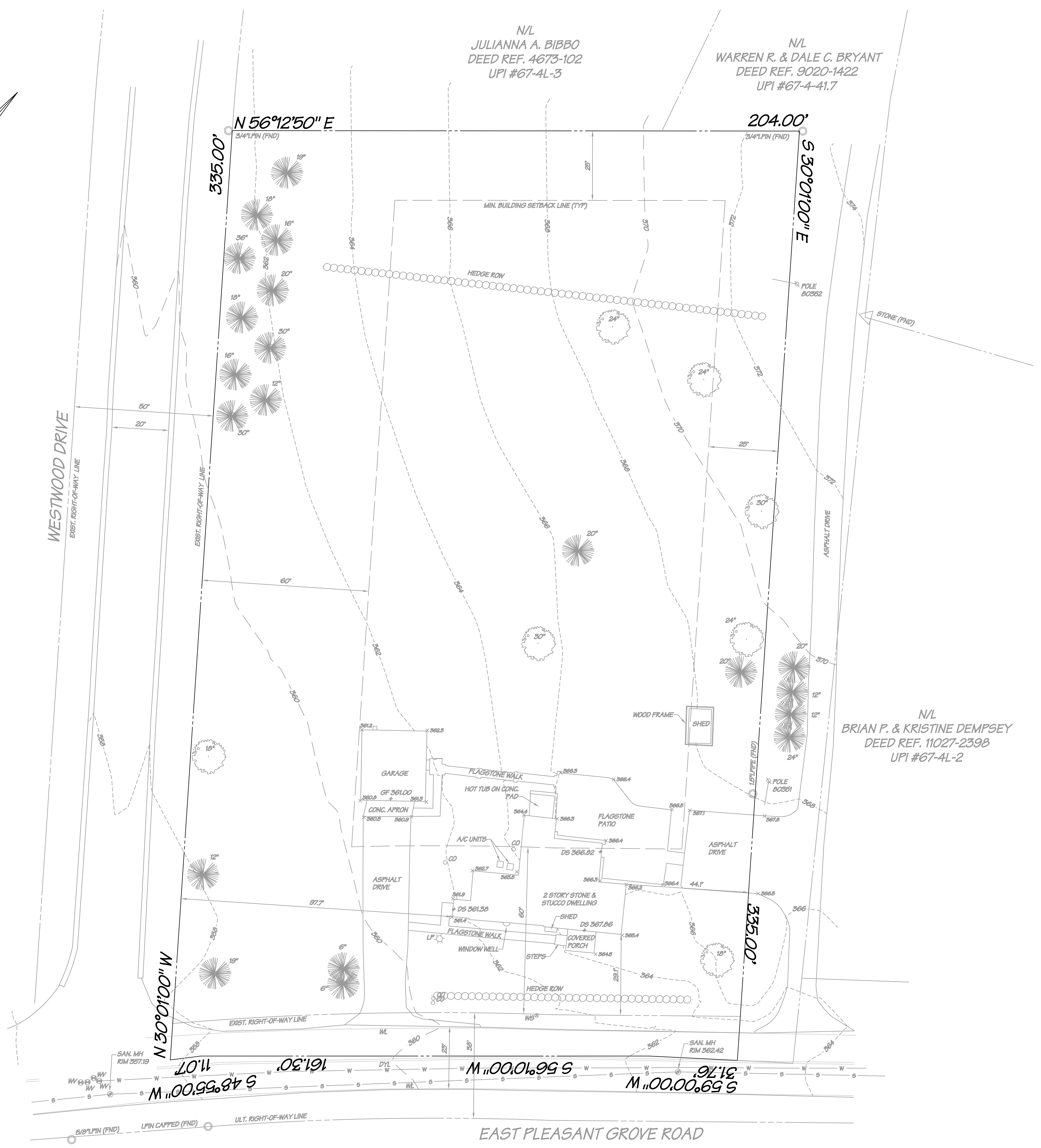
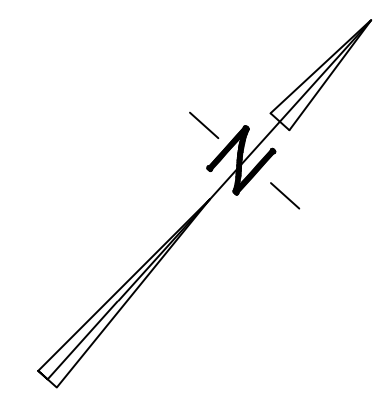
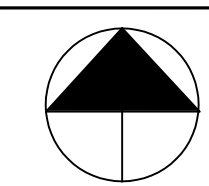
- A. The existing lot is non-conforming with respect to the front yard requirement for E. Pleasant Grove Road since the original portion of this home is a very old home which predated any zoning ordinances. Being that the property is a corner lot with two front yards, coupled with the location of the existing home and detached garage, it is not possible to meet the setback requirement for an accessory structure in that portion of the parcel with easy access to the garage.

- B. The lot being a corner lot with two front yards and an existing conforming detached garage situated nearly at the intersection of the two front yard setbacks, does not allow the placement of a detached garage that would conform to the setback requirements while allowing access from the existing driveway off E. Pleasant Grove Road.
- C. The placement of the existing home and detached garage on this corner lot which adversely affect the conforming placement of a new detached accessory structure was not due to the applicant's actions.
- D. If the variance is granted, the proposed accessory structure will not alter the essential character of the neighborhood since it is a permitted accessory structure. It will also not impair the appropriate use or development of the adjacent properties, nor be detrimental to the public welfare. The safe sight distance for exiting Westwood Drive will not be affected.
- E. If the variance is granted, it is the applicant's opinion that this would be the minimum variance that will afford the applicant relief to construct this proposed accessory structure and allow convenient use of the accessory structure while representing the least modification of the regulation in issue.



PROPOSED GARAGE
 301 E PLEASANT GROVE ROAD
 WEST CHESTER PA
 ZONING DISTRICT R-1
 20 % LOT COVER ACTUAL 10%

OWNER JIM SPENCER jim.spencer3@gmail.com
 preliminary only 7.1.24



- LEGEND**
- EXIST. 10' CONTOURS
 - EXIST. 2' CONTOURS
 - EXIST. BOUNDARY LINE
 - EXIST. RIGHT-OF-WAY LINE
 - EXIST. BUILDING SETBACK LINE
 - EXIST. SANITARY SEWER
 - EXIST. WATER LINE
 - EXIST. SPOT ELEVATION
 - EXIST. DOOR BILL ELEVATION
 - EXIST. IRON PIPE/PIPE
 - EXIST. STONE
 - EXIST. WATER VALVE
 - EXIST. WATER SERVICE
 - EXIST. CLEANOUT
 - EXIST. SANITARY MANHOLE
 - EXIST. LIGHT POLE
 - EXIST. UTILITY POLE
 - CONIFEROUS TREE
 - DECIDUOUS TREE



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776. NON-MEMBERS MUST BE CONTACTED DIRECTLY. PA ACT 02 (08/01) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU DIG - WATER, DRILL, BLAST OR REMOVAL.

OHIA RESIDENTIAL SPECIAL EXCAVATION REQUIREMENTS: ANY WORK TO BE PERFORMED ON EXISTING OR NEWLY Laid SEWER OR WATER MAINS, ELECTRICAL MAINS, GAS, OR TELEPHONE MAINS, AND IF ANY OTHER MAINS APPROACHES THE INSTALLED LOCATION OF ANY MAINS, THE EXISTING MAINS SHALL BE RELOCATED AND THE EXCAVATION SHALL BE RELOCATED TO THE START OF ACTUAL EXCAVATION.

OUTSIDE PENNA. OR IN THE PITTSBURGH AREA WE CAN ALSO BE REACHED AT 412-252-7100

PA ONE CALL SERIAL NO. XXXXXXXXXX TAX PARCEL #67-4-41.5

- GENERAL NOTES**
- PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY COMPLETED ON AUGUST 28, 2024.
 - HORIZONTAL DATUM IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD83. VERTICAL DATUM IS REFERENCED TO NAVD83. HORIZONTAL AND VERTICAL DATUM ESTABLISHED BY GPS OBSERVATION.
 - BOUNDARY LINE BEARINGS ARE REFERENCED TO THE DEED.
 - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - THIS PLAN IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH VASTARDIS CONSULTING ENGINEERS, LLC WAS CONTRACTED TO PERFORM EXCEPT ANY UNRECORDED OR UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO VASTARDIS CONSULTING ENGINEERS, LLC.
 - THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. VCELLC DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, VCELLC SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. VCELLC HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.
 - ANY REVISION MADE TO THESE PLANS AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION DATE SHALL NOT BE THE RESPONSIBILITY OF BIEBERLAND SURVEYING COMPANY, LLC.
 - REFERENCE IS MADE TO A PLAN ENTITLED "WESTTOWN WOODS", PREPARED BY YERKES ENGINEERING CO., DATED 08/20/1962 AND RECORDED IN CHESTER COUNTY RECORDER OF DEEDS OFFICE PLAN NO. 14 PAGE 15.

ZONING REQUIREMENT

R-2 RESIDENTIAL DISTRICT	REQUIRED	EXISTING
MIN. LOT AREA	1 ACRE	NET: 1.490 ACRES
MIN. LOT WIDTH @ BLDG LINE	150 FT.	225 FT.
MIN. LOT WIDTH @ STREET LINE	50 FT.	225 FT.
MIN. FRONT YARD SETBACK	60 FT.	281 FT.
MIN. SIDE YARD SETBACK	25 FT.	441 FT.
MIN. REAR YARD SETBACK	50 FT.	N/A
MAX. IMPERVIOUS SURFACES	20%	10.4%
MAX. BUILDING HEIGHT	30 FT.	<26 FT.

REFER TO WESTTOWN TOWNSHIP ZONING ORDINANCE FOR ANY ADDITIONAL REGULATIONS THAT MAY APPLY.

PROPERTY OWNER
ROBERT D. & JESSICA S. SPENCER
301 E. PLEASANT GROVE ROAD
WEST CHESTER, PA 19382

PROPERTY ADDRESS & INFORMATION
DEED REF. 026-177
UPI #67-4-41.5
LOT AREA: GROSS: 1.659 ACRES/NET: 1.490 ACRES

IMPERVIOUS COVERAGE

	EXISTING
DWELLING	1,500 S.F.
DRIVE	1,894 S.F.
GARAGE/SHED	1,804 S.F.
WALLS/WALKS	441 S.F.
PATIO/PORCH	1,250 S.F.
TOTAL	6,729 S.F.

N/L BRIAN P. & KRISTINE DEMPSEY
DEED REF. 11027-2398
UPI #67-4-1.2

NUM.	DATE	REVISION

VASTARDIS
CONSULTING ENGINEERS, LLC
29 Harvey Lane | Mahan, PA 15265 | P: 610.644.9665 | F: 610.644.3709 | Email: vcellc@verton.net

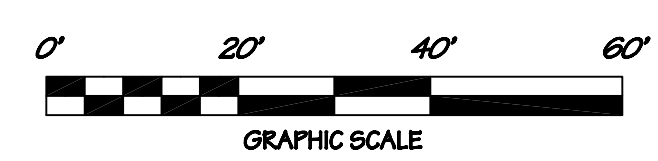
PLAN PREPARED FOR:

ROBERT D. & JESSICA S. SPENCER
301 E. PLEASANT GROVE ROAD
WESTTOWN TOWNSHIP CHESTER COUNTY PENNSYLVANIA

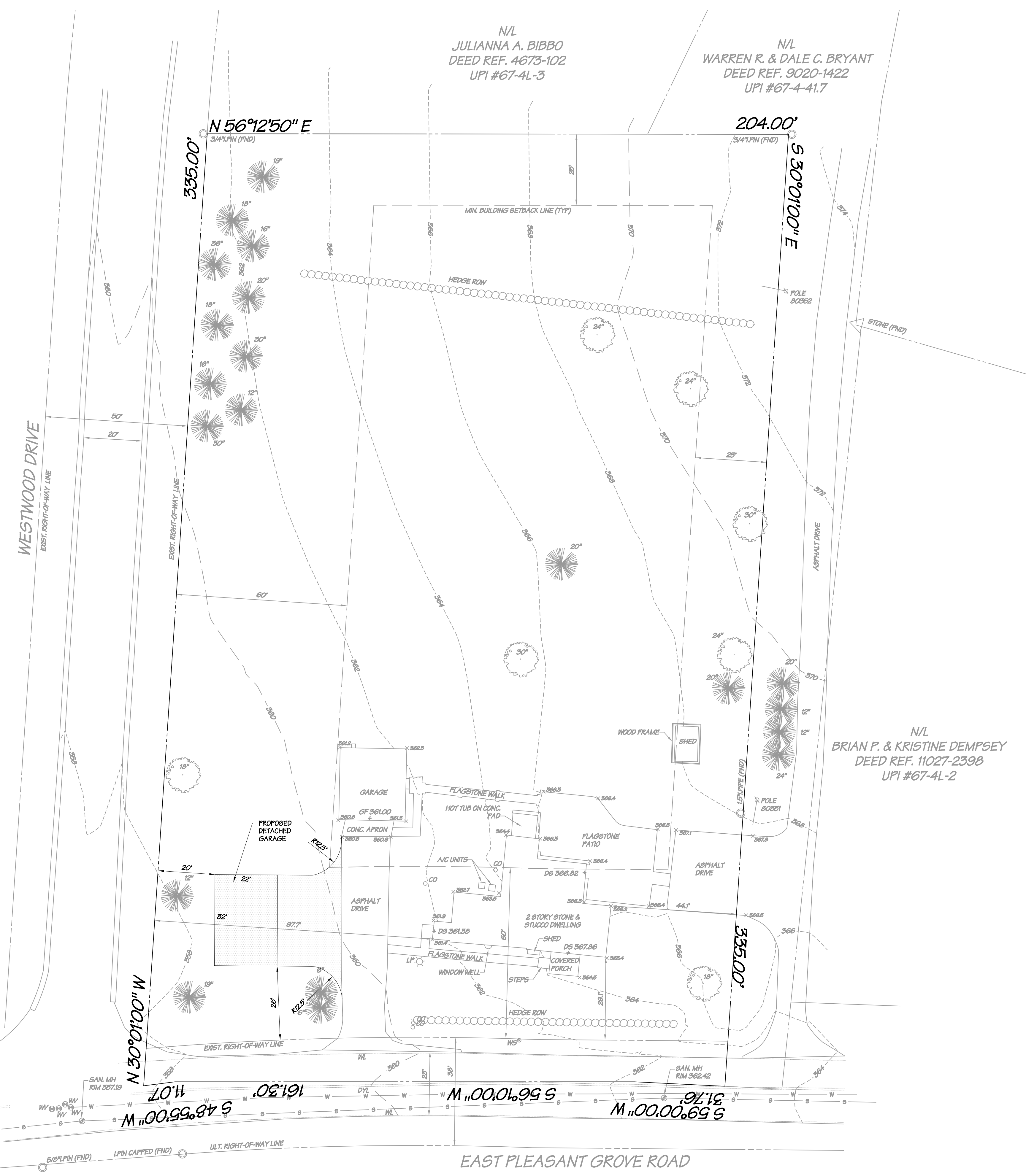
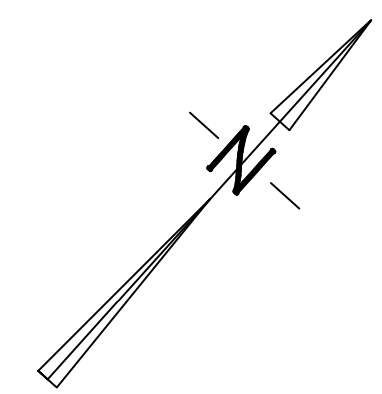
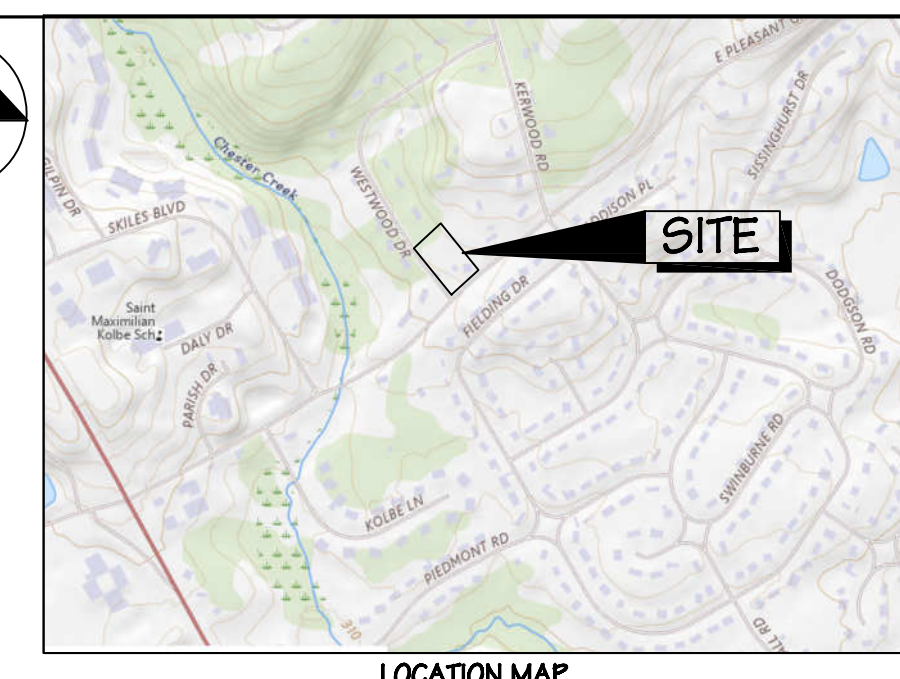
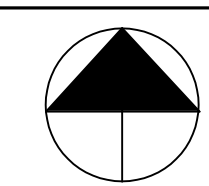
EXISTING CONDITION PLAN

DRAWN BY	SDI
CHECKED BY	WV
DATE	08-19-24
SCALE	1"=20'

SHEET 1
of 1



NICHOLAS L. VASTARDIS, P.E.



- LEGEND**
- 10' CONTOURS
 - 2' CONTOURS
 - BOUNDARY LINE
 - RIGHT-OF-WAY
 - BUILDING SETBACK LINE
 - SANITARY SEWER
 - WATER LINE
 - SPOT ELEVATION
 - DOOR BILL ELEVATION
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OHIA RESIDENTIAL SPECIAL EXCAVATION REQUIREMENTS

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PA ONE CALL SERIAL NO. XXXXXXXXXX TAX PARCEL #67-4-41.5

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ZONING REQUIREMENT

R-1 RESIDENTIAL DISTRICT	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	1 ACRE	NET: 1.490 ACRES	1.490 ACRES
MIN. LOT WIDTH @ BLDG LINE	150 FT.	225 FT.	225 FT.
MIN. LOT WIDTH @ STREET LINE	50 FT.	225 FT.	225 FT.
MIN. FRONT YARD SETBACK	60 FT.	281 FT.	28 FT.
MIN. SIDE YARD SETBACK	25 FT.	441 FT.	20 FT.
MIN. REAR YARD SETBACK	50 FT.	N/A	N/A
MAX. IMPERVIOUS SURFACES	20%	10.4%	11.6%
MAX. BUILDING HEIGHT	30 FT.	<30 FT.	<30 FT.

REFER TO WESTTOWN TOWNSHIP ZONING ORDINANCE FOR ANY ADDITIONAL REGULATIONS THAT MAY APPLY.

PROPERTY OWNER
ROBERT D. & JESSICA S. SPENCER
301 E. PLEASANT GROVE ROAD
WEST CHESTER, PA 19382

PROPERTY ADDRESS & INFORMATION
DEED REF. 026-177
UPI #67-4-41.5
LOT AREA: GROSS: 1.659 ACRES/NET: 1.490 ACRES

IMPERVIOUS COVERAGE

	EXISTING	TO BE REMOVED	TO BE ADDED	PROPOSED
DWELLING	1,500 S.F.	0 S.F.	0 S.F.	1,500 S.F.
DRIVE	1,894 S.F.	0 S.F.	50 S.F.	1,944 S.F.
GARAGE/SHED	1,804 S.F.	0 S.F.	704 S.F.	2,508 S.F.
WALLS/WALKS	441 S.F.	0 S.F.	0 S.F.	441 S.F.
PATIO/PORCH	1,250 S.F.	0 S.F.	0 S.F.	1,250 S.F.
TOTAL	6,729 S.F.	0 S.F.	754 S.F.	7,479 S.F.

- ZONING RELIEF REQUESTED**
- SECTION 170-1603.C (3) OF THE ZONING CODE WHICH ALLOWS FOR DETACHED ACCESSORY STRUCTURES TO BE LOCATED ONLY IN SIDE AND REAR YARDS, IN ORDER TO ALLOW A 704 S.F. DETACHED GARAGE TO BE BUILT WITHIN THE FRONT YARD. THE PROPOSED FRONT YARD SETBACK FOR THE GARAGE WILL BE APPROXIMATELY 28 FEET.
 - THE APPLICANT ALSO REQUESTS RELIEF FROM ANY OTHER SECTION OF THE ZONING CODE THAT MAY BE DISCOVERED DURING THE HEARING PROCESS.

NUM.	DATE	REVISION

VASTARDIS
CONSULTING ENGINEERS, LLC
28 Harvey Lane | Mahan, PA 15265 | P: 610.644.9665 | F: 610.644.3709 | Email: vcellc@vterrain.net

PLAN PREPARED FOR:

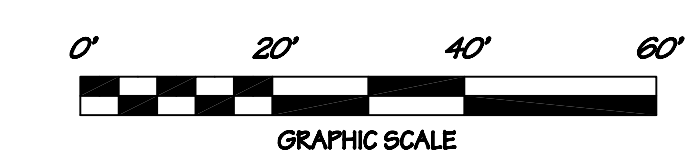
ROBERT D. & JESSICA S. SPENCER
301 E. PLEASANT GROVE ROAD

WESTTOWN TOWNSHIP CHESTER COUNTY PENNSYLVANIA

ZONING HEARING EXHIBIT

DRAWN BY	SDI
CHECKED BY	WV
DATE	10-16-24
SCALE	1"=20'

SHEET 1
of 1



NICHOLAS L. VASTARDIS, P.E.