

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION**

Meeting Agenda

Wednesday, July 19, 2017

7:00 PM

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. Review of Tracking Log / Determine need for Workshop Meeting**
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes
- F. Subdivision and Land Development Applications
- G. Conditional Uses and Variances**
 - 1. 1007 Taylor Ave. (ZHB Application)**
 - 2. 1506 Meadowbrook Ln. (ZHB Application)**
- H. Ordinance Amendments
- I. 2017 Goals
- J. Any Other Matter
- K. Liaison Reports
- L. Correspondence

Bold Items indicate new information to review.

**East Goshen Township
Planning Commission Tracking Log**

Application Name	Application (CU,LD,O, SD,V, SE, CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to Township Engineer	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date	Comments
Malvern Institute, 940 King Rd.	V, SE	P	3/27/17	3/27/17	NA	NA	3/30/17	2	8/2/17	9/19/17	9/27/17	9/30/17	
1506 Meadowbrook Dr.	V	P	7/10/17	7/10/17	NA	NA	7/13/17		8/2/17	8/15/17	TBD	9/8/17	
1007 Taylor Ave.	V	P	7/11/17	7/11/17	NA	NA	7/13/17		8/2/17	8/15/17	TBD	9/9/17	
Bold = New Application or PC action required													
Completed in 2017													
Crown Castle, DAS Nodes	CU	P/F	7/3/17	7/4/17	NA	NA	7/5/17		8/2/17	8/15/17	8/15/17	8/31/17	
14 Reservoir Rd.	SK	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
1420 E. Strasburg Rd. / Brakman-Gunnison	SD/LD	P/F	5/18/16	6/1/16	5/19/16	5/19/16	5/20/16	3	3/1/17	3/21/17	NA	3/29/17	APPVD
1506 Meadowbrook Dr.	SD / V	Sk	4/24/17	NA	NA	NA	NA		NA	NA	NA	NA	
1007 Taylor Ave.	SD / V	Sk	5/30/17	NA	NA	NA	NA		NA	NA	NA	NA	

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshen.org

Date: 7/13/2017
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mlg*
Re: 1007 Taylor Avenue / Zoning Variance Application

Dear Commissioners,

The Township has received a Zoning Hearing Board application for dimensional variance relief for 1007 Taylor Avenue. As you may recall from the sketch plan review in June, the owner, E Kahn Development, proposes a 2 lot subdivision of the property. The existing parcel has an area of approximately 1.08 acres and has two existing single family homes and a large garage.

The property is a legal non-conforming lot with legal non-conforming structures. The owner proposes to subdivide the parcel into two lots in such a way as to position each single family home on its own parcel.

The plan proposes to subdivide the existing lot creating one new .87 acre lot and one new .209 acre lot. This subdivision will require at least the following variances in order to subdivide the parcel.

- 1. Minimum Lot Area, §240-9(G) (Required 1 acre minimum)**
 - a. Lot 1 - Proposed .87 ac.
 - b. Lot 2 - Proposed .209 ac
- 2. Minimum Side Yard Setback, §240-9(G) Required - 20' minimum)**
 - a. Lot 1 - Proposed 3' setback for the existing garage
- 3. Minimum Front Yard, §240-9(G) (Required - 45' minimum)**
 - a. Lot 2 - Proposed 19' setback for proposed garage
- 4. Minimum Rear Yard, §240-9(G) (Required - 50' minimum)**
 - a. Lot 2 - Proposed 12' setback for new garage
- 5. Accessory Buildings, §240-32(F) (Not permitted in front yard setback)**
 - a. Lot 2 - Proposed garage is located in the front yard setback

Staff Recommendation:

The applicant has incorporated the Planning Commissions comments and suggestions provided during your June 7, 2017 meeting to the best of their ability considering the unique conditions of the property. Staff supports this request which will improve the nonconformity that exists today and has no issue with making a recommendation at this time. Support of these requests will make the situation cleaner and will not be detrimental to the character of the neighborhood.

Draft Motion:

Mr. Chairman, I move that the Planning Commission support the requested variance relief proposed in the application. The proposed relief will improve the nonconforming conditions that exist today and will not alter the essential character of the neighborhood or district in which the property is located, nor substantially nor permanently impair the appropriate use or development of adjacent property nor be detrimental to the public welfare.

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP
CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

June 13, 2017

Dear Property Owner:

The purpose of this letter is to inform you that the owner of 1007 Taylor Avenue, West Chester, PA 19380, has submitted a Zoning Hearing Board Application. The owner, E Kahn Development, requires variances from the Zoning Ordinance in order to facilitate subdivision of the property. The existing parcel has an area of approximately 1.08 acres and has two existing single family homes and a large garage.

The property is a legal non-conforming lot with three legal non-conforming structures. The owner proposes to subdivide the parcel into two lots in such a way as to position each single family home on its own parcel.

The sketch plan proposes to subdivide the existing lot creating one new .87 acre lot and one new .209 acre lot. This subdivision will require the following variances:

- 1. Minimum Lot Area, §240-9(G) (Required 1 acre minimum)**
 - a. Lot 1 - Proposed .87 ac.
 - b. Lot 2 - Proposed .209 ac
- 2. Minimum Side Yard Setback, §240-9(G) Required - 20' minimum)**
 - a. Lot 1 - Proposed 3' setback for the existing garage
- 3. Minimum Front Yard, §240-9(G) (Required - 45' minimum)**
 - a. Lot 2 - Proposed 19' setback for proposed garage
- 4. Minimum Rear Yard, §240-9(G) (Required - 50' minimum)**
 - a. Lot 2 - Proposed 12' setback for new garage
- 5. Accessory Buildings, §240-32(F) (Not permitted in front yard setback)**
 - a. Lot 2 - Proposed garage is located in the front yard setback

Pursuant to Township policy, property owners and residents within 1000 feet of the subject property are notified when Zoning Hearing Board Applications are submitted.

The Zoning Hearing Board Application will be reviewed at the following meetings:

- **July 19, 2017 - Planning Commission meeting (7:00 PM)**
- **August 2, 2017 - Board of Supervisors (7:00 PM)**
- **August 29, 2017 - Zoning Hearing (7:30 PM)**

All meetings are held at the Township Building and are open to the public and subject to change without further written notice by the Township. The application is available for review at the Township building during normal business hours. Please give me a call at or email me at mgordon@eastgoshen.org if you have any questions or need additional information.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions
Louis J. Colagreco, Jr. Esq. (VIA EMAIL ONLY)

Want more information about the latest news in the Township and surrounding area? East Goshen Township and Chester County offer two valuable resources to stay informed about important local issues. East Goshen communicates information by email about all Township news through Constant Contact. To sign up, go to www.eastgoshen.org and click the "E-notification & Emergency Alert" button on the left side of the homepage. Chester County offers an emergency notification system called ReadyChesco, which notifies residents about public safety emergencies in the area via text, email and cell phone call. Signing up is a great way to keep you and your loved ones safe when disaster strikes. Visit www.readychesco.org to sign up today!

EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950

Name of Applicant: 1007 Taylor Partners LLC

Applicant Address: C/o Noah Kahn
233 W First Ave, Malvern Pa 19355

Telephone Number: 610-656-6138 Fax Number: _____

Email Address: noahkahn1@comcast.net

Property Address: 1007 Taylor Avenue
Malvern PA 19355

Tax Parcel Number: 53-2-51 Zoning District: R-2 Acreage: 1.2

Purpose of Application (check one)

- ☒ Variance (Type: ☐ Use Variance ☒ Dimensional Variance)
☐ Special Exception
☐ Appeal determination of the Zoning Officer
☐ Other _____

Sections of Zoning Ordinance in which relief is sought:

Section 240-9(G) - Minimum Lot Area (Required 1 acre, Proposed Lot 1 = .870 acre and Lot 2 = .209 acres);
Minimum Side Yard (Required 20 feet, Proposed Side Yard for Existing Garage on Lot 1 = 3 feet);
Minimum Front Yard (Required 45 feet, Proposed Garage on Lot 2 = 19 feet); Minimum Rear Yard (Required 50 feet, Proposed Garage on Lot 2 = 12 feet);
Section 240-32(F) - Garages and other structures that are accessory to dwellings.

Description of the Zoning Relief requested and the future use of the property:

Applicant proposes to subdivide the existing nonconforming lot containing two residences and one garage into two lots for residential use. Applicant proposes to construct a
a 480 square foot detached garage as an accessory structure on Lot 2. Applicant requests variances from (1) the lot area requirements due to the existing non-conformity of
two residences located on one lot; (2) the side lot requirements to allow a portion of the side lot of Lot 1 to have a 3-foot setback where the ordinance requires 20 feet;
(3) the front and rear yard requirements for the proposed garage on lot 2; and (4) to allow the proposed garage to be located in the front yard. (See attached)

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.

P. Shapiro
Signature of Applicant

7/10/17
Date

***Please review the formal application and review procedures on page three.**

EAST GOSHEN TOWNSHIP ZONING HEARING BOARD APPLICATION

APPLICATION OF: 1007 Taylor Partners LLC

(Continued from Application form)

As will be further demonstrated through testimony at the hearing, due to the fact that the lot is narrow and oddly shaped, as well as the existing non-conforming residential structures and garage on a single lot, it would be a substantial hardship for the Applicant to create two separate lots for the residential structures and construct the proposed garage on Lot 2 in strict compliance with the Lot area, front yard, rear yard, and accessory uses requirement set forth in the Zoning Ordinance. The proposed garage will not encroach any further into the existing non-conformities of the front and rear yards of the existing non-conforming residence currently located on proposed Lot 2. Further, the resulting lots will be consistent with the lots in the surrounding neighborhood.

LOUIS J. COLAGRECO, JR.
lou@rrhc.com
Extension: 203



July 10, 2017

Via e-mail and hand delivery

Rick Smith
Township Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

**Re: 1007 Taylor Partners LLC
1007 Taylor Avenue
Zoning Hearing Board Application**



Dear Rick:

This Firm represents 1007 Taylor Partners, LLC ("Applicant") in connection with its property located at 1007 Taylor Avenue ("Property"). The Property is further identified as UPI No. 53-2-51 and contains two existing, legally non-conforming residential structures and one legally non-conforming garage. Applicant is proposing to subdivide the single lot into two lots – one for each residential structure. The proposed Lot 1 will include one of the existing residential structures and the existing garage. The proposed Lot 2 will include the second existing residential property and the Applicant proposes to construct a 480 square foot detached garage as an accessory structure to that existing residence. In connection with these additions, the Applicant is seeking variances from Section 240-9(G) of the Zoning Ordinance. Specifically, the lot area requirements for proposed Lots 1 and 2, the side yard requirement for a portion of the existing garage on Lot 1, and the front and rear yard requirements for the proposed garage to be constructed on Lot 2. The Applicant is also seeking a variance from Section 240-32(F) to permit the proposed Garage on Lot 2 to be located within the Front Yard.

Enclosed for filing in connection with the Applicant's zoning application ("Application") are the following materials:

1. Eleven (11) copies of the East Goshen Township Zoning Hearing Board Application form;
2. Eleven (11) copies of the Sketch Plan prepared by DL Howell & Associates, Inc., dated June 27, 2017;
3. A check in the amount of \$450.00 made payable to East Goshen Township, the required application fee.

Rick Smith
Township Manager
East Goshen Township
July 10, 2017
Page 2

We request that the enclosed Application be forwarded to the Planning Commission and Zoning Hearing Board for the scheduling of a hearing on the Application. It is my understanding that the Township will handle the mailing of notices, advertisement, and posting of the Property at the appropriate time.

As always, please feel free to contact me with questions. Thank you for your attention to this matter.

Very truly yours,



LOUIS J. COLAGRECO, JR.

LJC/cmc
Enclosures

cc: Ross A. Unruh, Esq., Esquire, Zoning Hearing Board Solicitor (w/encls. – via e-mail)
Mark Gordon, Zoning Officer (w/encls. – via e-mail)
Eli Kahn (w/encls. – via e-mail)
Noah Kahn (w/encls. – via e-mail)
Denny L. Howell, P.E. (w/encls. – via e-mail)



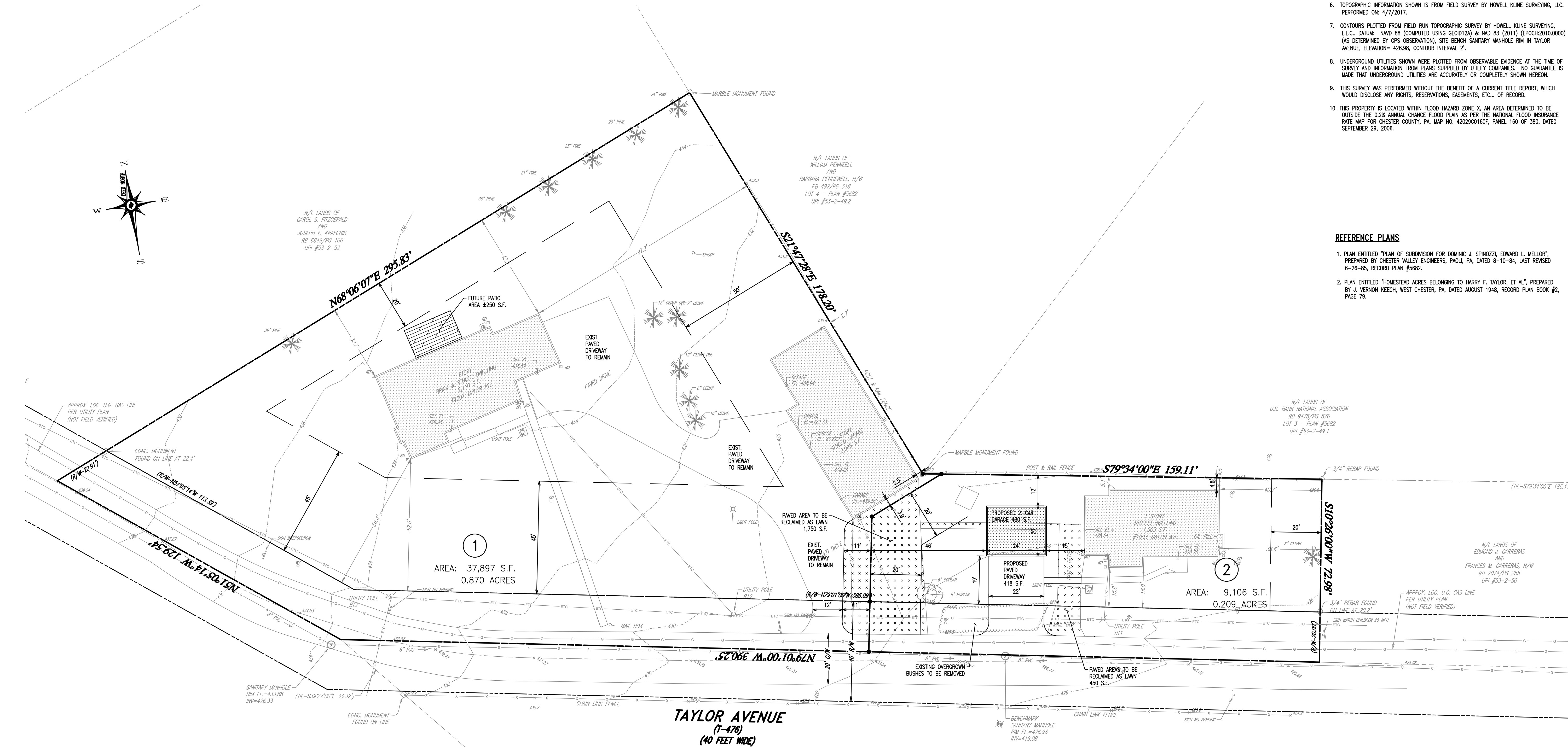
CLIENT: ELI KAHN
PROJECT: 1003 & 1007 TAYLOR AVENUE
LOCATION: EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PA

GENERAL NOTES

1. RECORD OWNER:
JOAN GERRY JARRETT, AKA. JOAN G. JARRETT WEBB
1037 TAYLOR AVENUE
WEST CHESTER, PA 19380
2. SOURCE OF TITLE: RECORD BOOK 6210, PAGE 727
3. TAX PARCEL #: 53-2-51
4. LOT AREA: 1.313 ACRES (GROSS)
1.079 ACRES (NET OF R/W)
5. BOUNDARY INFORMATION SHOWN IS FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC.
PERFORMED ON: 4/7/2017 & 4/17/2017.
6. TOPOGRAPHIC INFORMATION SHOWN IS FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC.
PERFORMED ON: 4/7/2017.
7. CONTOURS PLOTTED FROM FIELD TOPOGRAPHIC SURVEY BY HOWELL KLINE SURVEYING, LLC.
LOCAL DATUM: NAD 83 (COMPLETED USING GED00129 & NAD 83 (2011) (EP0002301000000) (AS DETERMINED BY GPS OBSERVATION), SITE BENCH SANITARY MANHOLE RIM IN TAYLOR AVENUE, ELEVATION= 426.98, CONTOUR INTERVAL 2'.
8. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
9. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC., OF RECORD.
10. THIS PROPERTY IS LOCATED WITHIN HAZARD HAZARD ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN MAP FOR THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA. MAP NO. 42029C0160F, PANEL 160 OF 380, DATED SEPTEMBER 29, 2006.

REFERENCE PLANS

1. PLAN ENTITLED "PLAN OF SUBDIVISION FOR DOMINIC J. SPINOZZI, EDWARD L. MELLOR", PREPARED BY CHESTER VALLEY ENGINEERS, PAOLI, PA, DATED 8-10-84, LAST REVISED 6-26-85, RECORD PLAN #5682.
2. PLAN ENTITLED "HOMESTEAD ACRES BELONGING TO HARRY F. TAYLOR, ET AL", PREPARED BY J. VERNON KEECH, WEST CHESTER, PA, DATED AUGUST 1948, RECORD PLAN BOOK #2, PAGE 79.



ZONING DATA TABULATION

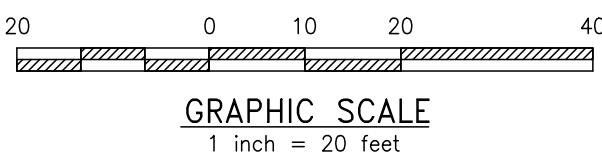
EAST GOSHEN TOWNSHIP
ZONING ORDINANCE
ZONE R-2 LOW DENSITY RESIDENTIAL
AREA AND BULK REGULATIONS
(SEC 240-9.G)

	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT AREA		1.312 AC. (57,185 S.F.)	1.021 AC. (44,487 S.F.) (***)	0.291 AC. (12,689 S.F.) (***)
NET LOT AREA	1 AC. NET	1.079 AC. NET (47,003 S.F.)	0.870 AC. NET (37,897 S.F.) (***)	0.209 AC. NET (9,106 S.F.) (***)
MIN. LOT WIDTH				
AT BUILDING LINE	150'	499'±	340'±	159'±
AT STREET LINE	60'	499'±	340'±	159'±
BUILDING SETBACKS				
MIN. FRONT YARD	45'	32.7' & 15.8' (**)	32.7' (**) (***)- EX. GARAGE	15.8' (**) (***)- EX. HOUSE
MIN. SIDE YARD	20'	30.7'	3' (**) (***)- EX. GARAGE	19' (**) (***)- NEW GARAGE
MIN. REAR YARD	50'	2.5' & 4.5' (**)	2.5' (**) (***)- EX. GARAGE	4.5' (**) (***)- EX. HOUSE
				12' (**) (***)- NEW GARAGE
MAX. BUILDING COVERAGE	25%	12.2%	11.1% (4,208 S.F.)	21.8% (1,985 S.F.)
MAX. LOT COVERAGE	35%	28.3%	24.3% (9,193 S.F.)	28.9% (2,631 S.F.)
MAX. BUILDING HEIGHT	30'	<30'	<30'	<30'



(**) EXISTING NON-CONFORMING
(***) VARIANCE REQUIRED

SITE LAYOUT SKETCH

SCALE: 1"=20'



LEGEND


—X—	EX. PROPERTY LINE	—242—	EXISTING CONTOUR	—X—	PROP. LIGHT POLE	—E—	PROP. ELEC. LINE		PROP. STORM INLET	—W—	PROP. WATER LINE
—X—	PROP. PROPERTY LINE		PROPOSED CONTOUR	—X—	EX. FENCE	—E—	EX. UTILITY POLE	—S—	PROP. STORM INLET ID	—WL—	PROP. WATER LATERAL
—X—	EX. RIGHT-OF-WAY	X 123.00	EXISTING SPOT ELEV.	M	EX. MAIL BOX	—G—	PROP. UTILITY POLE	—S—	PROP. SAN. SEWER LINE	—W—	PROP. WATER LATERAL
—X—	PROP. RIGHT-OF-WAY	X 123.00	NEW SPOT ELEV.	—X—	EX. SIGN	—G—	EX. GAS LINE	—S—	PROP. SAN. SEWER LATERAL	—W—	PROP. FIRE WATER LINE
—X—	EX. MONUMENT	GEB2	SOILS TYPE	—X—	PROP. SIGN	—G—	EX. GAS LINE	—S—	PROP. SEEPAGE BED	W/V	EX. WATER VALVE
—X—	PROP. MONUMENT		SOILS TYPE	—X—	EXIST. PARKING SPACES	G	PROP. GAS LINE	—S—	EX. SANITARY SEWER LINE	W/V	PROP. WATER VALVE
—X—	EX. HIGH PILE		SOILS TYPE	—X—	PROP. PARKING SPACES	G	EX. GAS VALVE	—S—	EX. HYDRANT	W/V	EX. HYDRANT
—X—	PROP. IRON PIPE		EX. CONC. CURB	—X—	TO BE REMOVED	G.V.	PROP. GAS VALVE	—S—	PROP. MANHOLE	W/V	PROP. MANHOLE
—X—	EX. EASEMENT		PROP. CONC. CURB	—X—	EX. TELE. LINE	—X—	EX. STORM SEWER LINE	—S—	PROP. SANITARY M.H. ID	W/V	EX. PERC TEST
—X—	PROP. EASEMENT		EX. EDGE OF GRADE	—X—	EX. ELEC. LINE	—X—	PROP. STORM SEWER LINE	—S—	EX. STORM TEST PIT	W/V	EX. STORM TEST PIT
—X—	EX. WETLANDS		PROP. EDGE OF PAVING	—X—		—X—	EX. STORM INLET	—S—		W/V	
—X—			EX. LIGHT POLE	—X—		—X—		—S—		W/V	

UPI#: 53-2-51

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshen.org

Date: 7/13/2017
To: Planning Commission
From: Mark Gordon, Township Zoning Officer 
Re: 1506 Meadowbrook Dr. / Zoning Variance Application

Dear Commissioners,

The Township has received a Zoning Hearing Board application for dimensional variance relief for 1506 Meadowbrook Dr. As you may recall from the sketch plan review in May, the owners, Stephen and Denise Legenstein, propose a 2 lot subdivision of their property in order to create one new lot for a new single family home. The existing parcel has an area of approximately 1.999 acres and has an existing single family home. The applicant has indicated in their submission that they have an agreement with the neighboring property owner to purchase a 400 square foot strip of land in order to increase the area of their property to 2 acres.

The property is a flag lot with access from a shared driveway, Hemlock Hill Ln., off of Meadowbrook Dr. in the R-2 Zoning district. The plan proposes to subdivide the existing lot creating two 1 acre lots. The proposed subdivision will require at least the following variances.

1. **Min. lot width at street line, §240-9(G) (Required 60' minimum)**
 - a. Lot 2 - Proposed 0 (zero) linear feet of street frontage
2. **Street Frontage, §240-23(B)(2)(a) (Street frontage required)**
 - a. Lot 2 - Proposed 0 (zero) linear feet of street frontage
3. **Flag pole portion of the flag lot, §240-23(B)(2)(b)[2][e] (Required - 40' wide minimum)**
 - a. Lot 1 - Proposed 25' width for the flag pole portion of the lot.

Staff Recommendation:

The applicant has not incorporated any of the Planning Commissions comments or suggestions provided during your May 3, 2017 meeting. There is no information regarding the current driveway easement and maintenance agreement with the other

properties served by the private lane, the driveway is not clearly drawn on the plan, and there is no information included in the application documenting an agreement to purchase the required land area from the adjoining property owner.

At this time Staff does not recommend support of this request. We also believe that the current access to the property is less than adequate for the existing properties and that further encumbrance of the driveway easement by one more lot could negatively impact the other properties. Support for this application is premature at this time.

The applicant should address all the Township and public concerns and resubmit revised plans for consideration on August 2, 2017.

If the Commission agrees to move this application along, I have provided a draft motion in opposition of the application.

Draft Motion:

Mr. Chairman, I move that the Planning Commission send the Board of Supervisors a recommendation to oppose the Zoning Hearing Board application for requested dimensional variance relief for 1506 Meadowbrook Drive. The application does not incorporate any of the Planning Commission recommendation and the relief sought could alter the essential character of the neighborhood or district in which the property is located, and could be detrimental to the public welfare of the surrounding properties.

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

June 13, 2017

Dear Property Owner:

The purpose of this letter is to inform you that the owner of 1506 Meadowbrook Dr., West Chester, PA 19380, has submitted a Zoning Hearing Board Application. The owners, Stephen and Denise Legenstein, propose a 2 lot subdivision of their property in order to create one new lot for a new single family home. The existing parcel has an area of approximately 1.999 acres and has an existing single family home. The owners have an agreement with the neighboring property owner to purchase a 400 square foot strip of land in order to increase the area of their property to 2 acres.

The proposed subdivision requires a number of variances. Minimally, the proposal will require approval of three zoning variances in order for the plan to be considered for subdivision.

- 1. Min. lot width at street line, §240-9(G) (Required 60' minimum)**
 - a. Lot 2 - Proposed 0 (zero) linear feet of street frontage
- 2. Street Frontage, §240-23(B)(2)(a) (Street frontage required)**
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 - a. Lot 1 - Proposed 25' width for the flag pole portion of the lot.

Pursuant to Township policy, property owners and residents within 1000 feet of the subject property are notified of Zoning hearing Board application submissions and the meeting date when the application will be discussed.

The Zoning Hearing Board Application will be reviewed at the following meetings:

- **July 19, 2017 - Planning Commission meeting (7:00 PM)**
- **August 15, 2017 - Board of Supervisors (7:00 PM)**
- **September 7, 2017 - Zoning Hearing (7:30 PM)**

All meetings are held at the Township Building and are open to the public and subject to change without further written notice by the Township. The application is available for review at the Township building during normal business hours. Please give me a call at or email me at mgordon@eastgoshen.org if you have any questions or need additional information.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions
Mark Thompson, Esq. (VIA EMAIL ONLY)

Want more information about the latest news in the Township and surrounding area? East Goshen Township and Chester County offer two valuable resources to stay informed about important local issues. East Goshen communicates information by email about all Township news through Constant Contact. To sign up, go to www.eastgoshen.org and click the "E-notification & Emergency Alert" button on the left side of the homepage. Chester County offers an emergency notification system called ReadyChesco, which notifies residents about public safety emergencies in the area via text, email and cell phone call. Signing up is a great way to keep you and your loved ones safe when disaster strikes. Visit www.readychesco.org to sign up today!

**EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION**

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199

PHONE (610)-692-7171 FAX (610)-692-8950

Name of Applicant: Mr. & Mrs. Stephen Legenstein
Applicant Address: 1506 Meadowbrook Ln.
West Chester, PA.
Telephone Number: 610-823-5842 Fax Number: _____
Email Address: _____
Property Address: # 1506 Meadowbrook Ln.
Tax Parcel Number: 53-4-23 Zoning District: _____ Acreage: 2.0

Purpose of Application (check one)

- ☒ Variance (Type: ☐ Use Variance ☒ Dimensional Variance)
☐ Special Exception
☐ Appeal determination of the Zoning Officer
☐ Other _____

Sections of Zoning Ordinance in which relief is sought:

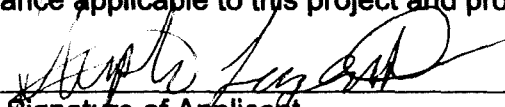
Refer to sketch plan

Description of the Zoning Relief requested and the future use of the property:

Refer to sketch plan

Single family home

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.


Signature of Applicant

6-14-17
Date

***Please review the formal application and review procedures on page three.**



Guy Engineering Associates, Inc.

Civil/ Environmental Engineering

3508 Goshen Road Newtown Square, PA 19073

Tel: (610) 355-0862 Fax: (610) 355-0863 email: sg.guyeng@verizon.net

July 10, 2017

Mr. Mark Gordon - Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380-6199
email: mgordon@eastgoshen.org

Re: **Proposed Residential Minor Subdivision - Sketch Plan Presentation**
1506 Meadowbrook Lane, West Chester, PA 19380
East Goshen Township, Chester County, PA

Dear Mr. Gordon,

The owners of 1506 Meadowbrook Lane, Mrs. and Mr. Legenstein, are proposing to subdivide their property into 2 residential lots. The property is located on the south side of Meadowbrook Lane, and is a flag lot, having a gross area of 2.009 ac and a net area of 1.999 ac, after deduction of the public right-of-way of Meadowbrook Lane. Access to the parcel is via the "flag pole", which is 25' wide, and which is joined and partially overlapped by a private street, Hemlock Hill Lane that provided access to 4 additional residential lots along its length. A joint use and service agreement exists between all 5 property owners for the use and maintenance of Hemlock Hill Lane. The property is zoned R-2 Low-Density Residential District. Its Tax Map Parcel No. is 53-4-23.

The property owners are requesting to subdivide the existing property into 2 residential properties, as shown on the Sketch Plan marked "Option 2 - Lot 2 Access Via Lot 1 Easement". This sketch plan shows the parcel divided into 2 lots, where proposed Lot # 1 covers the front portion of the existing parcel, having a net area of 43,582 sf. Proposed Lot # 2 is behind Lot # 1. In order to achieve the minimum required 1 acre of net area for Lot # 2, the Applicant proposes to purchase a narrow strip of land from the adjacent property to its west, TMP#53-4-7, owned by Ms. Gable, who is willing to sell this piece of land to the Applicant. As a result, Lot # 2's net area will exceed 1 acre. Access to Lot # 2 will be provided via an easement through Lot # 1 from the existing driveway currently leading to the existing property and to the proposed Lot # 1.

In order to be able to perform the subdivision as shown, the Applicant is requesting the following 3 variances:

1. From Section 240-9.G - Minimum Lot Width at the Street Line:
The Code requires a minimum width of 60 ft. The existing width of the "flag pole" at the street line is 25.05 ft, which is already non-conforming. As proposed Lot # 2 will not have a direct access to the public street, The Applicant is requesting approval of a 0 (zero) width at the street line for Lot # 2.
2. From Section 240-23.B(2)(a) - Street Frontage:
This variance is related to the previous one. Proposed Lot # 2 will have access through Lot # 1. The Applicant is requesting to approve no public street frontage for Lot # 2.
3. From Section 240-23.B(2)(b)[2][e] - Minimum Pole Width:
The Code requires a minimum width of 40 ft of the flag pole. The existing flag pole width that provided access to the existing parcel is 25 ft, and will remain the same for the access to proposed Lot # 1.

The East Goshen Township Municipal Authority issued the Applicants' parents and predecessors in title to the property, Anthony and Doris D'Ambrosio, a sewer connection for two individual single family dwellings, one for the existing dwelling and one for a second dwelling when the lot was subdivided. Correspondence from the Municipal Authority dated June 8, 1995, an Installment Note, and Permit Application are attached hereto as evidence of such reserved connection to the Township sewer system for the proposed lot.

We believe that the proposed minor subdivision as shown will be compatible with the neighborhood and will even be beneficial to the existing properties along Hemlock Hill Lane, as it will add another participant to the maintenance agreement.

Please contact me if you have any questions. Thank you.

Sincerely,

Shimon Guy

Shimon Guy
President

**EAST GOSHEN MUNICIPAL AUTHORITY
EAST GOSHEN TOWNSHIP**

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

June 8, 1995

Mr. Anthony D'Ambrosio
1506 Meadowbrook Lane
West Chester, PA 19380

Dear Mr. D'Ambrosio:

It has been brought to my attention that you have paid for one sewer connection which is for the existing house on your property. The Sewer Connection Agreement that you executed also obligates you to pay for a connection for a future lot.

I spoke to Mike Tyson of Total Construction about your connection and he advised me that you were planning to subdivide your property in the future. We discussed the routing of the lateral for your house and the proposed lateral for the new lot. We concluded that at this time it would make sense to install the extra pipe under your driveway only. This would avoid your having to dig up the driveway when you installed the lateral for the new lot. I then conveyed this information to you in our conversation on Wednesday.

I do not recall discussing any aspect of the Sewer Connection Agreement in our conversation on Wednesday. The Sewer Connection Agreement is between you and the Municipal Authority and I do not have the power to modify it. You should be aware that under the terms of this agreement you are obligated to pay for the additional lot by June 28, 1995.

If you have any questions please give me a call at 692-7171.

Sincerely,



Louis F. Smith, Jr.
Township Manager

lfs

\\rick\\mcdamb

Contracted Total Construction

swrpermit 1991; rev.1992;10-11-93; 4/19/95

TOWNSHIP OF EAST GOSHEN, 1580 PAOLI PIKE
WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA 19380
PUBLIC SEWER CONNECTION PERMIT APPLICATION

APPLICATION NO. _____ DATE 6/8/95

The undersigned hereby makes application for permission to construct house sewer lateral(s) to, and to connect the herein designated property at 1506 MEADOWBROOK LANE with the Sewer System of East Goshen Municipal Authority:

Owner's Name and Address:

Anthony and Doris D'Ambrosio
1506 Meadowbrook Lane
West Chester, Pa 19380

The following number of customer classifications will be connected to the house sewer lateral serving the above described property: NUMBER OF CONNECTIONS: two (2)

In consideration of the granting of this application, the undersigned agrees to abide by all the Rules and Regulations of the Authority or the Township and the applicable Ordinances, Resolutions, Rules and Regulations which may be adopted by the said Township or the said Authority in the future concerning the Sewer System.

Signed [Signature]
OWNER 3556 3602

TAPPING FEE REC'D ON 6/8/95 \$60 INSPECTION FEE REC'D ON 6/8/95

RECEIVED BY: Jacqueline Morgan # 2,148

NOTE: For each sewer connection please have two (2) checks or money orders: one payable to the TOWNSHIP OF EAST GOSHEN in the amount of \$60 and one payable to EAST GOSHEN MUNICIPAL AUTHORITY in the amount of \$7,148 per connection or if financing, the down payment of \$2,148.

LATERAL INSPECTION COMPLETED BY: _____ ON: _____

PERMIT ISSUED: _____

PD 6-21-95
Second connection
\$2,148. OK # 3602
KLB

EAST GOSHEN MUNICIPAL AUTHORITY
INSTALLMENT NOTE

FOR VALUE RECEIVED, I/we, ANTHONY AND DORIS D'AMBROSIO jointly and severally, promise to pay to the order of EAST GOSHEN MUNICIPAL AUTHORITY, the sum of Ten Thousand Dollars (\$10,000), together with interest at the annual rate of six percent (6%) as payment of the balance of the Tapping Fee for the property at 1506 MEADOWBROOK LANE.

The principal and interest shall each be payable together in forty (40) equal successive quarterly installments of combined principal and interest in the aggregate amount of **Three Hundred Thirty-four Dollars and Twenty-seven Cents (\$334.27)** each. The first installment shall be paid on July 1, 1995, and subsequent installments shall be paid on the same day of each succeeding calendar quarter until all payments have been made. Each payment shall be credited first to the interest then due. The remainder of each payment shall then be credited to the outstanding principal and interest on the amount of principal credited shall cease to accrue. A late payment fee of Twenty-Five Dollars (\$25.00) shall be imposed for each quarterly payment not paid when due. The Owner shall have the right to pay the entire balance due at any time without penalty. The entire principal balance and accrued interest shall be payable in full upon any transfer or conveyance of my/our property being served by the East Goshen Township sewer system, the tapping fee for which is being financed by this note.

I/We do hereby empower any attorney of any court of record within the United States or elsewhere to appear for me/us and after one or more declarations filed, confess judgement against me/us as of any term for the above sum, with costs of suit and attorney's fees, for collection and release of all errors and without stay of execution and inquisition and extension upon any levy on real estate is hereby waived and condemnation agreed to, and the exemption of personal property from levy and sale on any execution hereon is also hereby expressly waived and no benefit of exemption be claimed under and by virtue of any exemption law now in force or which may be hereafter passed.

WITNESS, my/our hand(s) and seal(s) this 5th day of June, 1995.

WITNESS:

Joanne E. Morgan

(Seal)

Joanne E. Morgan

Anthony D'Ambrasio (SEAL)

EAST GOSHEN MUNICIPAL AUTHORITY
INSTALLMENT PAYMENT OF TAPPING FEE
MEADOWBROOK/CORNWALLIS SEWER PROJECT

PAYMENT #1

NAME: Anthony L. Dambrosio
ADDRESS: 1506 Meadowbrook Lane
CITY/STATE West Chester, Pa. 19380

PROPERTY ADDRESS: Same

PAYMENT DUE DATE - JULY 1, 1995

LATE AFTER - JULY 16, 1995

LATE CHARGE - \$25.00

PRINCIPAL	\$165.49
INTEREST (6%) 6/29/95 - 7/01/95	<u>\$1.64</u>
TOTAL DUE	\$167.14

PLEASE MAKE YOUR CHECK PAYABLE TO:

EAST GOSHEN MUNICIPAL AUTHORITY
1580 PAOLI PIKE
WEST CHESTER, PA 19380

Payment in full can be made at any time without penalty.
An amortization schedule is enclosed for your reference.

EAST GOSHEN MUNICIPAL AUTHORITY

1580 PAOLI PIKE
WEST CHESTER, PA 19380
(610) 692-7171

June 2, 1995

Re: Agreement to Finance Tapping Fee Costs
Meadowbrook/Cornwallis Sewer Project

Dear Resident:

We are in receipt of your tapping fee down payment and signed Installment Loan Agreement obligating you to pay the balance due in forty (40) quarterly installments over the next ten (10) years.

The first payment will be due on July 1, 1995 and will be in the amount of \$167.14. If a payment is received after July 16, 1995 late charge of \$25.00 will be added to the account balance. A copy of Authority Resolution #14 authorizing procedures for the collection of delinquent accounts is enclosed. Please remember that this loan payment is in addition to the quarterly sewer rental of \$54.00 which will be billed with your refuse bill.

Coupon books for making this payment have been ordered but are not available at this time. Therefore, please use the attached invoices for your first payments.

For your convenience in making payments after hours or on weekends, the Township has a mail slot located to the right of the front door.

Please contact me if you have any questions.

Very truly yours,

Suzanne K. Fish
Utility Administrator

skf
enclosure

file name: mcltr

file name: 5kamort

Revised Amortization Schedule

6/7/95

Amount \$5,000.00
% rate 6.00%
Quarters 40

Payment #	Beginning Principal	Payment	Principal	Interest	Ending Principal	Penalty
1	\$5,000.00	\$167.14	\$165.49	\$1.64	\$4,834.51	
2	\$4,834.51	\$167.14	\$94.62	\$72.52	\$4,739.89	
3	\$4,739.89	\$167.14	\$96.04	\$71.10	\$4,643.85	
4	\$4,643.85	\$167.14	\$97.48	\$69.66	\$4,546.38	
5	\$4,546.38	\$167.14	\$98.94	\$68.20	\$4,447.44	
6	\$4,447.44	\$167.14	\$100.42	\$66.71	\$4,347.01	
7	\$4,347.01	\$167.14	\$101.93	\$65.21	\$4,245.08	
8	\$4,245.08	\$167.14	\$103.46	\$63.68	\$4,141.62	
9	\$4,141.62	\$167.14	\$105.01	\$62.12	\$4,036.61	
10	\$4,036.61	\$167.14	\$106.59	\$60.55	\$3,930.02	
11	\$3,930.02	\$167.14	\$108.19	\$58.95	\$3,821.84	
12	\$3,821.84	\$167.14	\$109.81	\$57.33	\$3,712.03	
13	\$3,712.03	\$167.14	\$111.46	\$55.68	\$3,600.58	
14	\$3,600.58	\$167.14	\$113.13	\$54.01	\$3,487.45	
15	\$3,487.45	\$167.14	\$114.82	\$52.31	\$3,372.63	
16	\$3,372.63	\$167.14	\$116.55	\$50.59	\$3,256.08	
17	\$3,256.08	\$167.14	\$118.29	\$48.84	\$3,137.79	
18	\$3,137.79	\$167.14	\$120.07	\$47.07	\$3,017.72	
19	\$3,017.72	\$167.14	\$121.87	\$45.27	\$2,895.85	
20	\$2,895.85	\$167.14	\$123.70	\$43.44	\$2,772.15	
21	\$2,772.15	\$167.14	\$125.55	\$41.58	\$2,646.60	
22	\$2,646.60	\$167.14	\$127.44	\$39.70	\$2,519.16	
23	\$2,519.16	\$167.14	\$129.35	\$37.79	\$2,389.81	
24	\$2,389.81	\$167.14	\$131.29	\$35.85	\$2,258.52	
25	\$2,258.52	\$167.14	\$133.26	\$33.88	\$2,125.27	
26	\$2,125.27	\$167.14	\$135.26	\$31.88	\$1,990.01	
27	\$1,990.01	\$167.14	\$137.29	\$29.85	\$1,852.72	
28	\$1,852.72	\$167.14	\$139.34	\$27.79	\$1,713.38	
29	\$1,713.38	\$167.14	\$141.43	\$25.70	\$1,571.94	
30	\$1,571.94	\$167.14	\$143.56	\$23.58	\$1,428.39	
31	\$1,428.39	\$167.14	\$145.71	\$21.43	\$1,282.68	
32	\$1,282.68	\$167.14	\$147.90	\$19.24	\$1,134.78	
33	\$1,134.78	\$167.14	\$150.11	\$17.02	\$984.67	
34	\$984.67	\$167.14	\$152.37	\$14.77	\$832.30	
35	\$832.30	\$167.14	\$154.65	\$12.48	\$677.65	
36	\$677.65	\$167.14	\$156.97	\$10.16	\$520.68	
37	\$520.68	\$167.14	\$159.33	\$7.81	\$361.36	
38	\$361.36	\$167.14	\$161.72	\$5.42	\$199.64	
39	\$199.64	\$167.14	\$164.14	\$2.99	\$35.50	
40	\$35.50	\$36.03	\$35.50	\$0.53	\$0.00	

**EAST GOSHEN MUNICIPAL AUTHORITY
CHESTER COUNTY, PENNSYLVANIA
RESOLUTION NO. 14**

BE IT AND IT IS HEREBY RESOLVED that the Municipal Authority of East Goshen Township, County of Chester, Commonwealth of Pennsylvania, authorizes the imposition of a late payment penalty and the following procedures to be utilized for the collection of delinquent financed sewer tapping fee payments from the residents of the Meadowbrook/Cornwallis Sewer Construction Project Area:

- 1) Each Meadowbrook/Cornwallis resident who has executed a Sewer Connection Agreement providing for payment of a sewer connection fee (tapping fee) in quarterly installments shall be required to execute a judgment note for the actual amount to be financed. The note shall identify the actual amount financed in each case, shall be payable in quarterly installments over a period of ten (10) years and shall bear interest at the rate of six percent (6%) per annum. Such note shall also provide for the imposition of a late payment penalty in accordance with the terms of this Resolution.
- 2) Promptly following the first (1st) quarter of non-payment, the Authority shall send a letter advising the delinquent property owner of the Authority's policy for collecting delinquent accounts; that the account balance is delinquent and that if payment is not received within thirty (30) days the account will be promptly forwarded to the Authority Solicitor for the filing of a municipal lien on the property.
- 3) The Authority shall send a copy of the lien, as filed, to the property owner and authorize a lien search on the property. The property owner and mortgage company shall be notified, by certified mail, that further legal action will be instituted if the lien remains unsatisfied for nine (9) months, including but not limited to procedures leading to Sheriff Sale of real estate. Additional legal measures available to the Authority shall include disconnection of public water, as authorized by public statute, entry of judgment by confession, Complaint filed in District Court against property owner seeking personal judgment against debtor, forced sale of personal property of the debtor by constable or sheriff or any other means allowed by law.

PAGE 2

RESOLUTION NO. _____

- 4) Promptly nine (9) months after the filing of the lien, the property owner will be notified, by certified mail, and regular mail, of the additional legal proceedings which will commence in one month if payment is not made. Provided, at a minimum,
 - a) The lien will be updated to reflect the current balance(s).
 - b) Prior to the sale of real estate, personal property or disconnection of public water the Municipal Authority will review the account and approve the specific legal action recommended.
5. All costs, exclusive of attorney's fees, will be added to the account balance(s) and lien(s) and must be satisfied before the lien can be removed and satisfied or any further legal action terminated.
6. The Municipal Authority authorizes the imposition of a late payment penalty in the amount of \$25.00 for every payment missed.

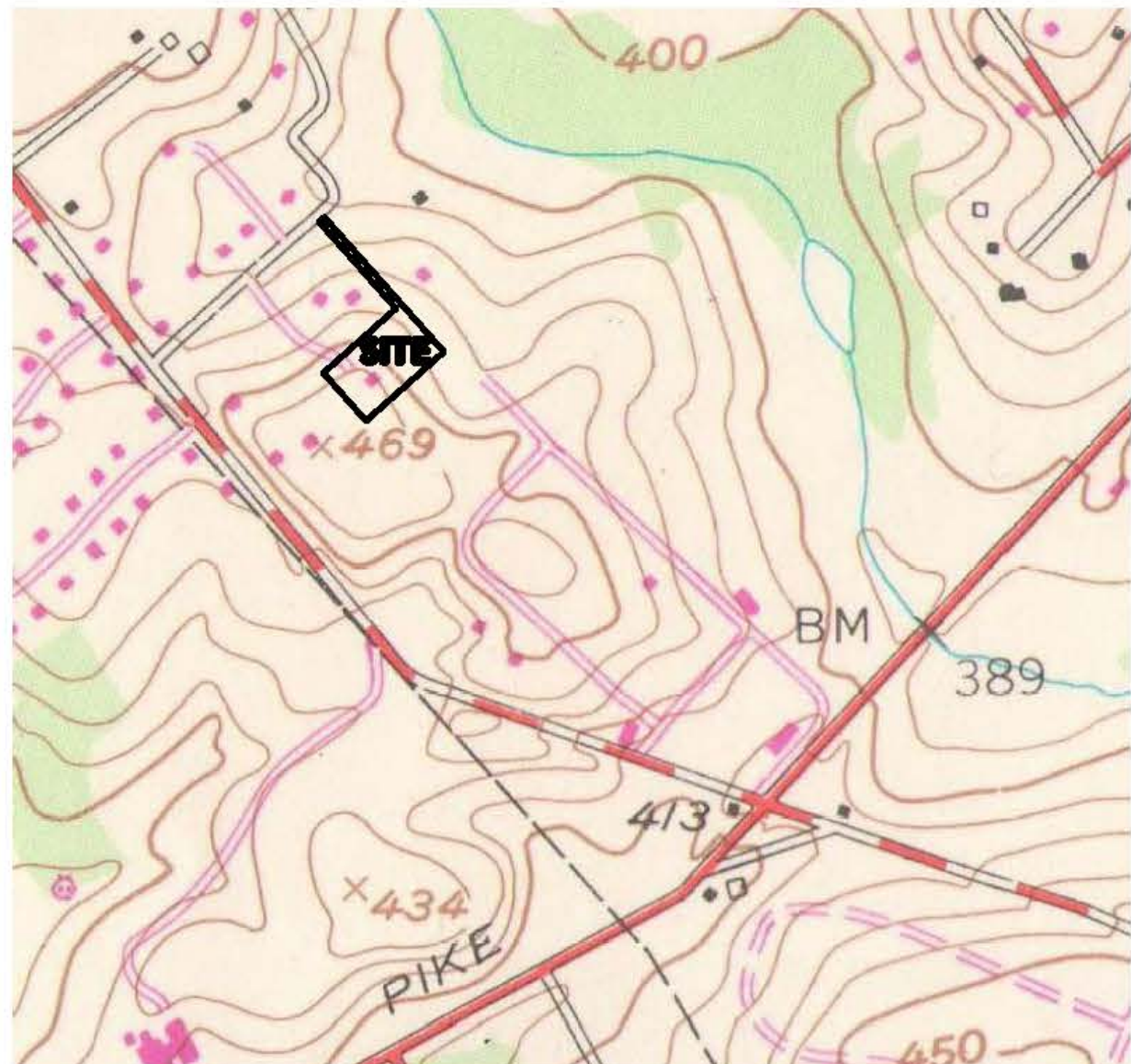
RESOLVED this 13th day of February, 1995.

EAST GOSHEN MUNICIPAL AUTHORITY

J. Kahn
Joseph Kahn, Chairman

ATTEST:

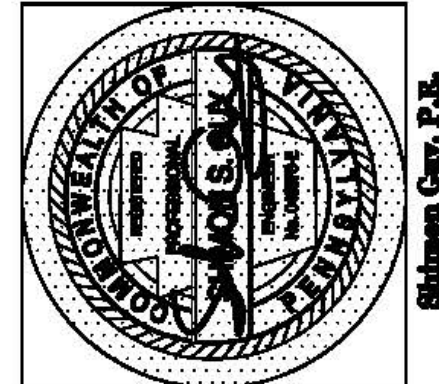
[Signature]
Secretary



USGS LOCATION MAP
WEST CHESTER, PA QUAD
SCALE: 1" = 500'

CALL BEFORE YOU DIG

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN PHASE - STOP CALL
Pennsylvania One Call System, Inc
1-800-242-1776 SERIAL No. 20170472360
DATE: 02/16/2017



REV	BY	DATE	DESCRIPTION

Project: PROPOSED RESIDENTIAL SUBDIVISION

1506 MEADOWBROOK LANE
WEST CHESTER, PA 19380
EAST GOSHEN TOWNSHIP, COUNTY OF CHESTER, PA

Applicant:

JMW ENTERPRISES, LLC
22 PICKWICK LANE
MALVERN, PA 19365
TEL: (610) 888-9015

Plan Title: SKETCH PLAN

PROPOSED MINOR SUBDIVISION
OPTION 2 - LOT 2 ACCESS
VIA LOT 1 EASEMENT

Guy Engineering Associates, Inc.
Consulting Engineers
3508 Goshen Road
Newtown Square, PA 19073
(610) 355-0862

Project File:

SKETCH 3-17-PRO

Scale: 1"=50'

Checked: S.G.

Drawn: S.G.

Date: 3/10/2017

SHEET

OF: 1

MEADOWBROOK LANE



BOOT ROAD

HEMLOCK HILL LANE

UPI 53-4-25.1

UPI 53-4-24

HEMLOCK HILL LANE

UPI 53-4-8

UPI 53-4-8.1

UPI 53-4-7

UPI 53-4-210

UPI 53-4-211

UPI 53-4-218

UPI 53-4-217

UPI 53-4-23.3

UPI 53-4-23.2

UPI 53-4-23.1

PROP. LOT # 2

PROP. LOT # 1

UPI 53-4-23

EX. DRIVEWAY

ACCESS EASEMENT TO LOT # 2

PROP. BOUNDARY LINE

EX. BOUNDARY LINE

PROP. REAR YARD LINE

PROP. SUBDIVISION LINE

EX. HOUSE

EX. HOUSE

EXISTING PROPERTY DATA

UPI	ADDRESS	OWNERS	AREA (SF)
53-4-23	1506 MEADOWBROOK LA	LEGENSTEIN STEPHEN & DENISE	87,120
53-4-7	1431 BOOT RD	GABLE MARY VIRGINIA	82,764
53-4-25.1	707 HEMLOCK HILL LA	GROSSMAN EDWARD R & ROCHELLE B	49,614
53-4-23.1	1510 MEADOWBROOK LA	HAMM DANIEL G & SHEILA A	43,560
53-4-23.2	1508 MEADOWBROOK LA	DORN ARTHUR	43,560
53-4-23.3	1504 MEADOWBROOK LA	MATCHICA STRATTON N & ANGELA N	43,560
53-4-8.1	1502 MEADOWBROOK LA	DOHERTY NOEL & SHEILA	56,628
53-4-8	1500 MEADOWBROOK LA	LIM LUVIMING D & LUZ S	60,984
53-4-210	919 CONTINENTAL DR	ABRAHAM JENSEN & CINDY	30,866
53-4-211	920 CONTINENTAL DR	SOLLECITO THOMAS P & CAROLYN B	26,956
53-4-217	917 NATHANIEL DR	LU HUE SHIANG	34,542
53-4-218	919 NATHANIEL DR	KASHEHAGEN LEO & CHRISTIANE M	28,248
53-4-24	705 HEMLOCK HILL LA	TUBMAN EDWARD P & JOAN E	69,696

THIS PLAN HAS BEEN PREPARED BASED ON THE FOLLOWING INFORMATION SOURCES:
EAST GOSHEN TOWNSHIP ZONING MAP;
A PLAN ENTITLED "PLAN OF SUBDIVISION FOR ANTHONY D'AMBROSIO" PREPARED
BY HENRY S. CONREY INC., DATED 8/14/1977;
A PLAN ENTITLED "FINAL TITLE PLAN" PREPARED BY D.L. HOWELL & ASSOCIATES,
INC., DATED 10/30/2001, LAST REVISED 3/11/2002;
A PLAN ENTITLED "FINAL SUBDIVISION PLAN FOR BRUCE & AUDREY A. ATKINS"
PREPARED BY JOHN D. STAPLETON III, DATED 11/3/1992;
CHESTER COUNTY CHESCO VIEWS WEBSITE FOR DEEDS AND OWNERSHIP INFORMATION;
CHESTER COUNTY RECORDS OF DEEDS;
GUY ENGINEERING ASSOCIATES, INC. HAS NOT PERFORMED ANY FIELD SURVEY
OF THE PROPERTY AND IS NOT RESPONSIBLE FOR ANY ERRORS, INACCURACIES
OR OMISSIONS OF INFORMATION SHOWN ON THIS PLAN.

ZONING ORDINANCE

R-2: LOW-DENSITY RESIDENTIAL DISTRICT

EX. PROPERTY AREA = 87,491.21 SF (GROSS), 87,077.89 SF (NET)

SECTION	DESCRIPTION	REQUIRED	PROVIDED	VARIANCE	COMMENTS	NOTES
240-9.B (1)	PERMITTED USES:	SINGLE FAMILY	DETACHED DWELLING	NO		
240-9.G	MIN. LOT AREA	43,560 SF	LOT#1: 43,582 SF (NET) LOT#2: 43,896 SF	NO		1
	MIN. LOT WIDTH	150 FT	LOT#1: 159.69 FT LOT#2: 198.32 FT	NO	AT BLDG. LINE	
			LOT#1: 25.05 FT LOT#2: 0 FT	NO	AT BLDG. LINE	
				YES	AT STREET LINE	2
	MAX. LOT COVERAGE	25% 35%	< 25% < 35%	NO	AT STREET LINE	3
				NO	BUILDINGS	
	MAX. BUILDING HEIGHT	3 30 FT	3 30 FT	NO	TOTAL IMPERVIOUS COVER	
	MIN. FRONT YARD	45 FT	LOT#1: 60 FT LOT#2: 60 FT	NO	STORIES	
				NO	FEET	
	AVE. FRONT YARD	60 FT	60 FT	NO		
	MIN. SIDE YARD	20 FT	20 FT	NO		
	MIN. REAR YARD	50 FT	50 FT	NO		
240-23.B (2) (a)	STREET FRONTAGE	EACH LOT	LOT#1 YES, LOT#2 NO	YES		3
240-23.B (2) (b) [2] (b)	MAX. POLE LENGTH	400 FT	379.25 FT	NO	TO LOT#1 CORNER	
240-23.B (2) (b) [2] (e)	MIN. POLE WIDTH	40 FT	25 FT	YES	EX. CONDITIONS PROP. LOT#1	

PROP. LOT AREAS

LOT	AREA (SF)
1	43,995 (GROSS) 43,582 (NET)
2	43,896

UTILITY NOTES:
a. PROPOSED LOTS TO BE SERVED BY PUBLIC SEWER.
b. EACH LOT WILL HAVE AN ON-LOT WATER SUPPLY WELL.
c. LOT#1 WILL ACCESS PUBLIC SEWER THROUGH AN
EASEMENT IN LOT#2.

ZONING NOTES:

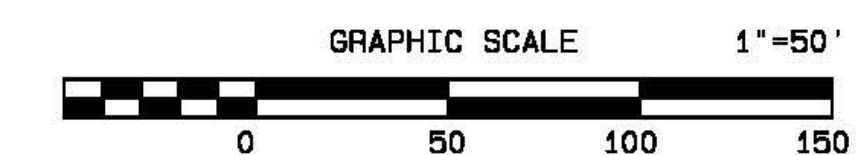
- THE TOTAL AREA OF THE LOT TO BE SUBDIVIDED WILL INCREASE THROUGH THE PURCHASE OF A STRIP OF LAND FROM THE ADJACENT PROPERTY UPI 53-4-7 AND ADDED TO THE SUBJECT PROPERTY. THE AREA OF THE LAND TO BE PURCHASED IS 399.90 SF.
- THE EXISTING UPI 53-4-23 PROPERTY HAS A FRONTAGE OF 25.05 FT AT THE STREET LINE. THE DRIVEWAY TO THE PROPERTY IS KNOWN ALSO AS HEMLOCK HILL LANE. A PRIVATE ROAD THE PROVIDED ACCESS TO THIS PROPERTY, AS WELL AS 4 ADDITIONAL PROPERTIES.
- THE DRIVEWAY OF PROPOSED LOT # 2 WILL ACCESS FROM THE EXISTING HEMLOCK HILL LANE AND AN ACCESS EASEMENT THROUGH PROPOSED LOT # 1 AND WILL NOT HAVE A SEPARATE FRONTAGE ON A PUBLIC ROAD.

LEGEND

EX. PROPERTY LINE	N90°00'00"W 61.87'
ADJACENT. PROPERTY LINE	N90°00'00"W 61.87'
EX. ROAD R.O.W.	
EX. ROAD PAVEMENT	
EX. BUILDING	
PROP. LOT LINE	
PROP. DRIVEWAY EASEMENT	

PROPERTY OWNER:

STEPHEN & DENISE LEGENSTEIN
DEED RECORDED: DB.5051, PG.2296
TMP # 53-4-23



THIS PLAN IS THE PROPERTY OF GUY ENGINEERING ASSOCIATES, INC.
ALL RIGHTS RESERVED. NO ALTERATIONS, REPRODUCTIONS OR USE
OF ANY PARTS OF ITS CONTENTS MAY BE MADE WITHOUT THE
EXPRESSED WRITTEN PERMISSION BY THE AUTHOR.