

BEFORE THE ZONING HEARING BOARD OF EAST GOSHEN TOWNSHIP

IN RE: APPLICATION FOR VARIANCE OF ROBERT JORDAN

October 27, 2020

EXHIBIT LIST

A-1	Application for Variance
A-2	Deed
A-3	Richard F. Stratton, P.E. CV
A-4	The grading and erosion control plan (that was submitted with the Application)
A-5	Neighborhood View
A-6	Rendering of proposed home

**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: Robert Jordan

Applicant Address: 19 Wilson Ave, West Chester, PA 19382

Telephone Number: (610) 405-9401 Fax Number: _____

Email Address: gcoyle@tmo.com

Property Address: 1631 E. Strasburg Road, West Chester, PA 19380

Tax Parcel Number: 53-0000-0135 Zoning District: R-2 Acreage: 1.00

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:

§240-25.C.(5)(d)[1]

§240-25.C.(5)(d)[2]

§240-40.A.(1)(b) and any other relief that the Zoning Hearing Board deems necessary.

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

§240-25.C.(5)(d)[1] - To construct a single family dwelling on more than 500 sf of 25% or greater natural slope by altering grade and natural soil conditions.

§240-25.C.(5)(d)[2] - To construct a single family dwelling and related improvements on more than 500 sf of contiguous area of 25% or greater natural slopes with resulting impervious coverage greater than maximum 5% on a lot that is less than 3 acres.

§240-40.A.(1)(b) - To use and improve upon a non-conforming lot.

Description of the Hardship:

The hardship is the size and configuration of the lot, which does not allow reasonable use of the property with a modest residential dwelling and related improvements (driveway) that is appropriately set back from the road. A retaining wall is proposed in order to minimize the impacts to steep slopes.

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 *[Signature]*

9-29-2020
Date

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



EAST GOSHEN TOWNSHIP ZONING HEARING BOARD APPLICATION

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This checklist outlines the steps and items needed to insure completeness of the application and to insure the application follows the process and conforms to the timeframe outlined by the state of Pennsylvania and East Goshen Township. This checklist is broken into two parts, the Application process and the Review Process. The application process must be completed in its entirety prior to the applications advancement into the Review Process.

Applicant Name: _____

Application Process Checklist (Administration use only):

- | <u>Item</u> | <u>Date Complete</u> |
|---|----------------------|
| 1. Completed Township Application Form: | _____ |
| 2. All related materials submitted: | _____ |
| 3. Township application and review fees paid: | _____ |

Application accepted on _____ by _____

Official Signature _____ Title _____

Review Process Checklist

- | <u>Item</u> | <u>Date</u> |
|---|---------------|
| 1. Start date: | _____ |
| 2. Date of first formal Planning Commission Meeting following complete application: | _____ |
| 3. Date sent to CCPC: | _____ |
| 4. Date sent to Township Engineer: | _____ |
| 5. Date presented to Planning Commission: | _____ |
| 6. Date sent to CB: | _____ |
| 7. Date sent To MA: | _____ |
| 8. Date sent to HC: | _____ |
| 9. Date sent to PRB: | _____ |
| 10. Date sent to TAB: | _____ |
| 11. Date by which the PC must act: | _____ |
| 12. Date by which Board of Supervisors must act: | _____ |
| 13. Drop Dead Date; (Day 60): | _____ |
| 14. Zoning Hearing Date: | _____ |
| 15. Dates of public advertisement:..... | _____ & _____ |

EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION

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Procedures for the processing and review of Subdivision, Land Development, Conditional Use, Variance, and Special Exception Applications

August 19, 2002

2nd Revision: March 2, 2006

1. In order for any application to be considered by the Planning Commission it must be submitted to the Township with all required documentation as per the Township Code and with all applicable fees paid. The Township will use a checklist to verify all required documentation has been submitted. Until the application is complete the application will not be considered "filed" by the Township staff. The Planning Commission will acknowledge receipt of the application at their next regularly scheduled meeting.
2. All materials to be considered at the next regular meeting of the Planning Commission must be submitted with at least eleven (11) copies to the Township Staff by not later than close of business the previous Tuesday. Any materials submitted after that time will be held for the following meeting and not provided to the Commission at the upcoming meeting.
3. The application review cycle for Subdivision and Land Development Applications shall begin with the next regular meeting of the Commission after the complete application is filed. The application review cycle for Conditional Use, Variance, and Special Exception Applications shall begin the day a complete application is filed with the Township.
4. Applicants should not distribute material to the Commission during a meeting unless it is directly related to the initial presentation of the application. All materials for the Planning Commission, including any material to be used at a meeting, must be delivered to the Township Staff not later than close of business the previous Tuesday.
5. The burden of supplying necessary materials to the Planning Commission in a timely manner is on the applicant. Late delivery of material may require an extension on the part of the applicant or a recommendation for denial of the application by the Planning Commission.
6. Formal application presentations to the Planning Commission will only be made at the regular meeting after the complete application is submitted and accepted by the Township staff.
7. The application will remain on the Planning Commission's agenda until such time as the Commission has made its recommendation to the Board of Supervisors and or Zoning Hearing Board.
8. Applicants are encouraged to attend each Planning Commission meeting in order to answer questions or address issues concerning their application.
9. Applications will be voted on only during the regular Planning Commission meetings.
10. The Chairman, in his sole discretion, may waive or modify any of this procedure.

Zoning Hearing Board Procedural Rule for Hearing Continuances: ADOPTED: May 13, 2009

1. The Zoning Hearing Board may grant one application for hearing continuance. Subject to the limited circumstances referenced in paragraph 2 below, the rescheduled hearing shall be held unless the applicant withdraws the application.
2. The continuance after the first one shall only be granted in an extraordinary circumstance.
3. The Zoning Hearing board has the sole discretion whether to grant any continuance.

Copy

PREPARED BY:
Jerry L. Johnson, Esquire
P.O. Box 218, Downingtown, PA 19335

RETURN TO:
1631 East Strasburg Road
West Chester, PA 19380

UPI # 53-4-135

This DEED, made this 13th day of May, 2020.

BETWEEN SUSAN KODY

(hereinafter called the "Grantor"),

on the one part and ROBERT M. JORDAN, SR.,
(hereinafter called the "Grantee"), on the other part.

WITNESSETH, that in consideration of One (\$1.00) Dollar, in hand paid, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, his heirs and assigns, in fee.

ALL THAT CERTAIN lot of ground with the buildings and improvements to be thereon erected, hereditaments and appurtenances, **Situate** in the Township of East Goshen, County of Chester, and State of Pennsylvania, described in accordance with a Final Subdivision Plan prepared for Robert F. Giangiulo Builders, Inc., by Howard W. Doran, Inc., Professional Engineers, Newtown Square, PA, dated 9/19/1994 last revised 2/9/1995 and in Plan File # 12816 as follows:

BEGINNING at a on the Northwesterly right of way line of Strasburg Road (LR 15098 – SR 2010) (50 feet wide) at a corner of lands now or late of Allard, said point being measured North 20 degrees 12 minutes 0 seconds West 25 feet from a point on the title line in the bed of Strasburg Road said last mentioned point being measured 2,109.48 feet in a Northeasterly direction from the intersection of Strasburg Road and Chester Road (LR 179 SR 0352) Thence extending from said beginning point along lands of Allard, North 20 degrees 12 minutes 0 seconds West 334.20 feet to a point (a pipe found) in line of lands now or late of Galese, thence extending along same North 65 degrees 45 minutes 0 seconds East 93 feet to a point a corner of Lot 2 on said Plan, thence extending along same the 3 following courses and distances: (1) South 20 degrees 12 minutes 0 second East 183 feet to an angle point, (2) South 78 degrees 57 minutes 32 second East 111.38 feet to an angle point; and (3) South 20 degrees 12 minutes 0 seconds East crossing a 20 feet wide sanitary sewer easement 100 feet to a point on the Northwesterly right of way line of the Strasburg Road, thence extending along same South 69 degrees 48 minutes 0 seconds West 188 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said Plan.

UPI # 53-4-135

BEING the same premises which Fannie mae a/k/a Federal National Mortgage Association, by its attorney in fact, Phelan Hallinan & Schmieg, by power of attorney recorded



8/23/10, Blk 7978 Pg 12, Inst# 11033853, by Deed dated the 25th day of September, 2012 and duly recorded in the Office for the Recording of Deeds, in and for the County of Chester, in Deed Book 8549 page 398, granted and conveyed unto Susan Kody, Grantor herein.

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

TO HAVE AND TO HOLD, the said lot or piece of ground described above with the buildings and improvements thereon erected, and the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever.

AND the said Grantor, for herself and her heirs and assigns do by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that they the said Grantor, her heirs and assigns all and singular the Hereditaments and Premises herein above described and granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantee, his heirs and assigns, against they the said Grantor, her heirs and assigns and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them or any of them, shall and will WARRANT and forever DEFEND.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be duly executed and affixed their hand and seal the day and year first above written.

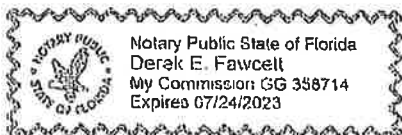
SEALED AND DELIVERED
in the presence of us:

Susan Kody
Susan Kody

STATE OF FLORIDA
COUNTY OF SARASOTA

On the 13th day of May, 2020, before me, the undersigned officer, personally appeared SUSAN KODY known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/it executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Derek E. Fawcett (Notary Public)

The Address of Grantee is:

___ 1631 East Strasburg Rd ___

___ West Chester, PA 19380 ___

I hereby Certify this address of the Grantee to be true and correct.

Jessan Kocay

Richard F. Stratton, P.E.
Chester Valley Engineers, Inc.
Senior Project Manager

Professional Experience

As a Senior Project Manager, Richard is responsible for managing engineering design and designing for assigned projects, including lot layout, sanitary sewer and storm sewer, roadway, water system, erosion and sedimentation control and stormwater management plans; construction specifications; federal, state and local permit applications; drainage studies; reports; construction quantity and cost estimates; construction inspections; client representation at public meetings and hearings; and liaison with federal, state and local agencies. For the past nineteen years, his professional experience has been focused on, residential, commercial, institutional and industrial subdivisions and land developments.

Former Employment & Responsibilities

BAI Group Inc., - Royersford, Pennsylvania (2011-2016)

As a project manager, oversaw projects for various waste management clients in order to propose, maintain or improve operations for their facilities. Assist with the development of residential, institutional, industrial, and resource management sites. Consult clients with both long-term planning needs as well as administration of construction projects. Lead project team to meet goals for numerous projects to maintain relationships with long standing clients and with new clients to precipitate repeat work.

VanDemark & Lynch, Inc., Wilmington, Delaware (2003-2011)

Responsible for the design and construction management of commercial, institutional, and residential site development. Prepared contract documents, including plans and specifications. Provided engineering reports and code review. Specialized in stormwater management design with a focus on green technology and low impact development. Coordinated field work for topographic surveys, soil studies and wetland delineation. Worked closely with local, state, and federal agencies throughout the permitting process.

Underwood Engineers, Inc., Portsmouth, New Hampshire (2001-2003)

As a Project Engineer, responsible for the design and construction management of municipal water and wastewater projects. Prepared environmental studies as well as contract documents for bidding and construction. Provided construction administration services including field experience as a resident project representative for water, wastewater, stormwater and road improvement projects.

Education

University of New Hampshire, Durham, NH
Bachelor of Science, Civil Engineering

Professional Registrations

Registered Professional Engineer
Pennsylvania
Delaware
Maryland

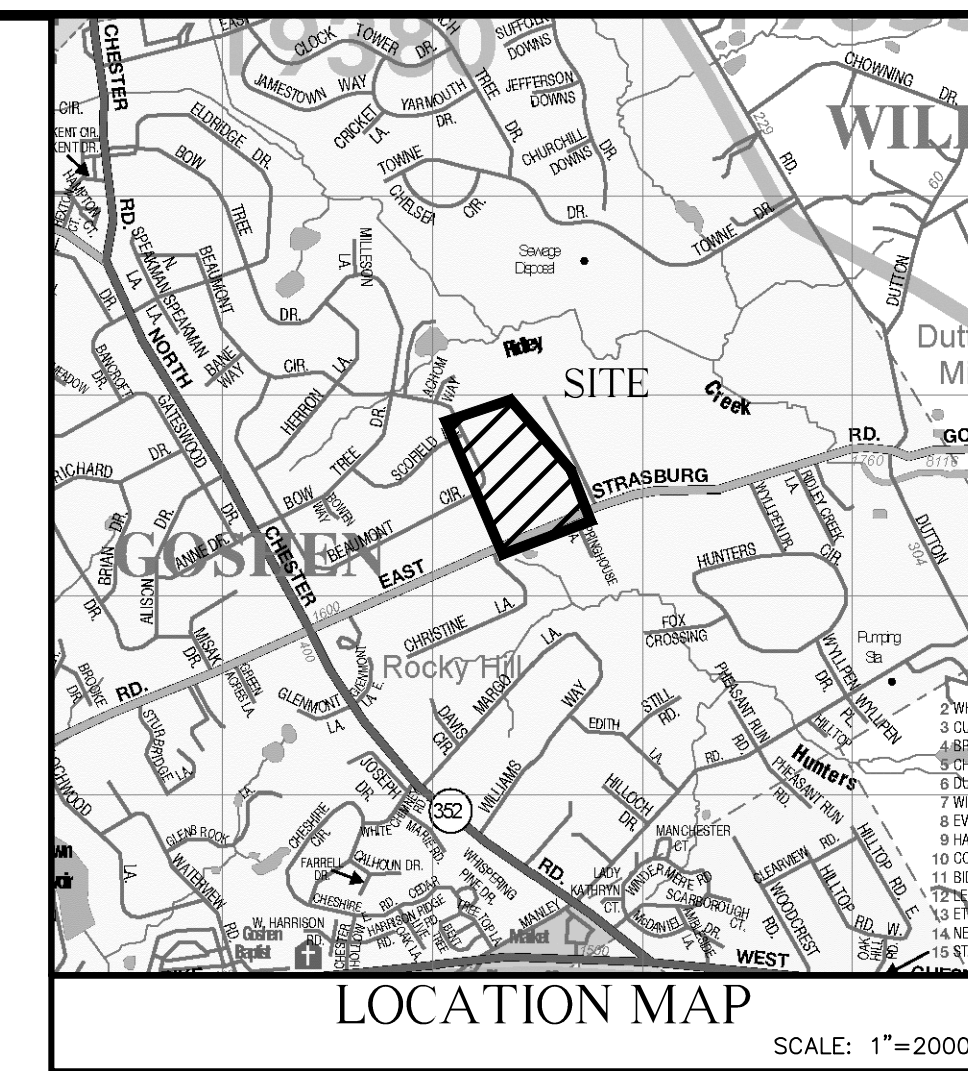
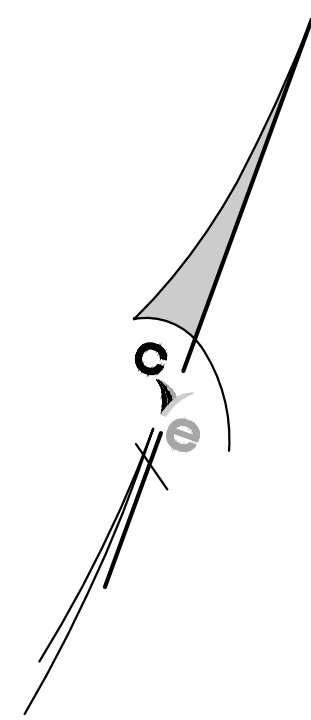
Professional Societies and Business Associations

American Society of Civil Engineers

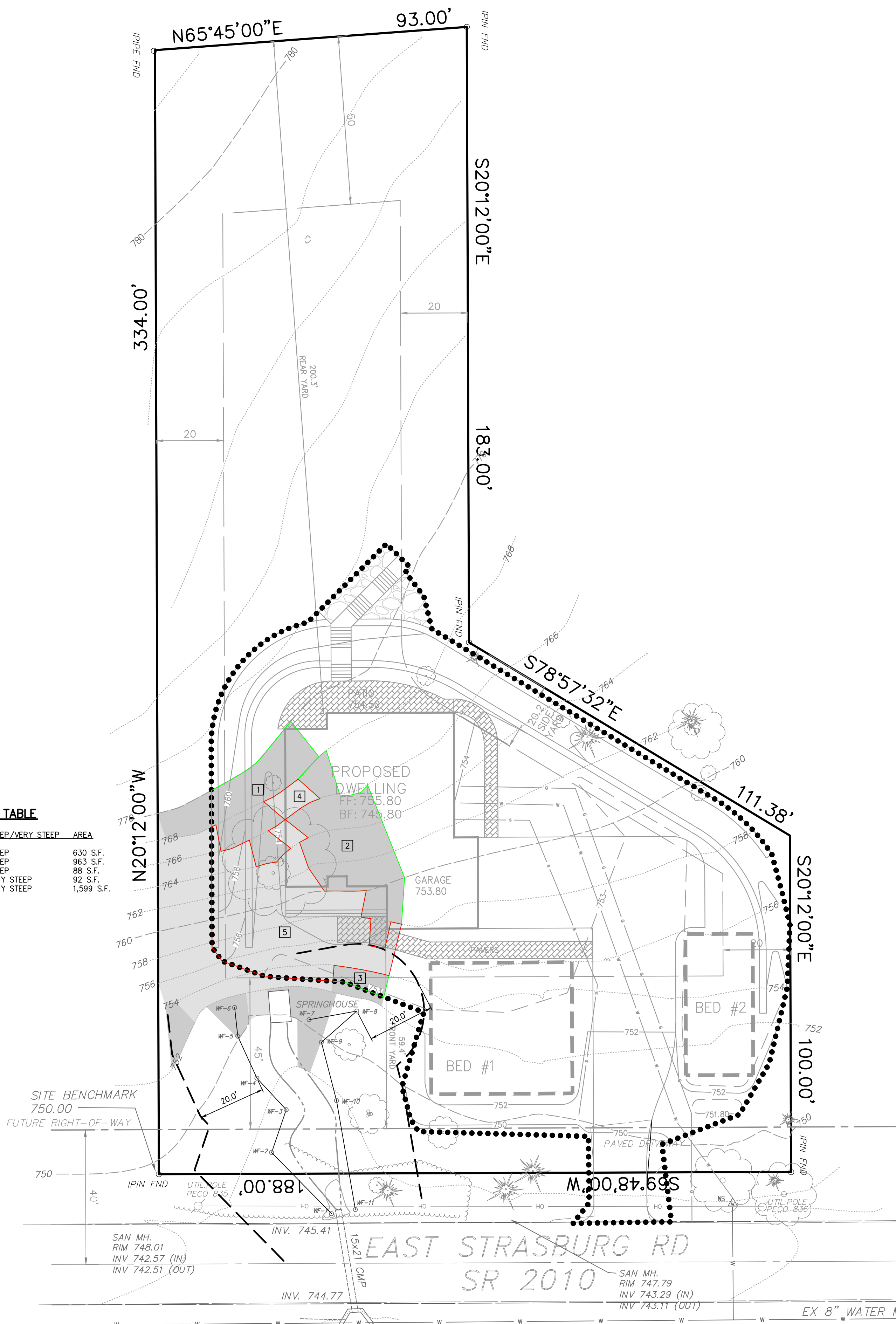


EXISTING FEATURES LEGEND

- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING FENCE LINE
- EXISTING EDGE OF PAVING
- EXISTING GUIDE RAIL
- EXISTING CURB
- FLOOD PLAIN
- SOILS LINE AND DESCRIPTION
- EXISTING LIGHT POLE
- STREAM LINE
- WETLANDS BUFFER
- EXISTING STORM INLET AND PIPE
- EXISTING STORM MANHOLE AND PIPE
- EXISTING STORM ENDWALL AND PIPE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING POST
- EXISTING UNDERGROUND WATER MAIN
- EXISTING OVERHEAD WIRES
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING MANHOLE (SAN, STORM, GAS, WATER, WATER, ELECTRIC, TELEPHONE, ETC.)
- WETLAND POINTS
- STEEP SLOPES 15-25%
- STEEP SLOPES 25% AND GREATER



LOCATION MAP
SCALE: 1"=2000'



STEEP SLOPE TABLE

AREA NO.	STEEP/VERY STEEP	AREA
1	STEEP	630 S.F.
2	STEEP	963 S.F.
3	STEEP	88 S.F.
4	VERY STEEP	92 S.F.
5	VERY STEEP	1,599 S.F.

**ZONING DATA
R-2 RESIDENTIAL DISTRICT**

ITEM	REQUIRED*	PROVIDED
Lot Area (Min.)	1 Ac.	1 Ac.
Lot Width @ BSL (Min.)	150 Ft.	188 Ft.
Lot Width @ SL (Min.)	60 Ft.	188 Ft.
Building Coverage (Max.)	25%	6.8%
Impervious Coverage (Max.)	35%	23.5%
Front Yard (Min.)	45 Ft.	59.4 Ft.
Side Yards (2)	20 Ft. (Min.)	20.2 Ft. (Min.)
Rear Yard (Min.)	50 Ft.	200.3 Ft.
Building Height (Max.)	30 Ft. (3 stories)	30 Ft. (3 stories)

* Data for residential uses

CONTIGUOUS STEEP SLOPE EXHIBIT

NO.	DATE	REVISION

OWNER/APPLICANT
ROBERT JORDAN
1631 EAST STRASBURG ROAD
WEST CHESTER, PA 19380
610-405-9401

GRADING AND EROSION CONTROL PLAN
FOR
ROBERT JORDAN
EAST GOSHEN TOWNSHIP- CHESTER COUNTY - PENNSYLVANIA

PROJECT NO. 20039

CVE ChesterValley ENGINEERS, INC.

83 Chestnut Road, P.O. Box 447, Park, PA 19301
610-644-4623 | 610-689-3143
www.cve-engineers.com

SCALE: 1"=20'	DATE: 5/29/20	DRAWN BY: RSM	CHECKED BY: RFS	DRAWING:
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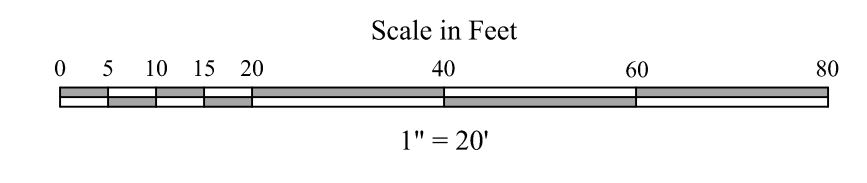
PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NO. _____
CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATION FOR EXISTING SURFACE UTILITY STRUCTURES SHOWN ON THESE PLANS. THE USER ASSUMES ANY RISK OF ANY AND ALL DAMAGES, LOSSES, OR INJURIES OF ANY KIND RESULTING FROM THE USE OF THESE PLANS WITHOUT OBTAINING FULL VERIFICATION AND VALIDATION OF THE INFORMATION CONTAINED IN THIS FILE.

SEE SHEET FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: _____

(1) CONSTRUCTION INDUSTRY ENGINEERS AND INSPECTION SERVICES (CIS) REPORT "P", PART 1806/1810 - EXCAVATIONS, TRENCHING AND SHORING.
(2) EXCAVATIONS AND TRENCHING OPERATIONS (ESA 2226) DATED 1985 (REVISED).

UNIFORM PARCEL IDENTIFIER: 53-04-135

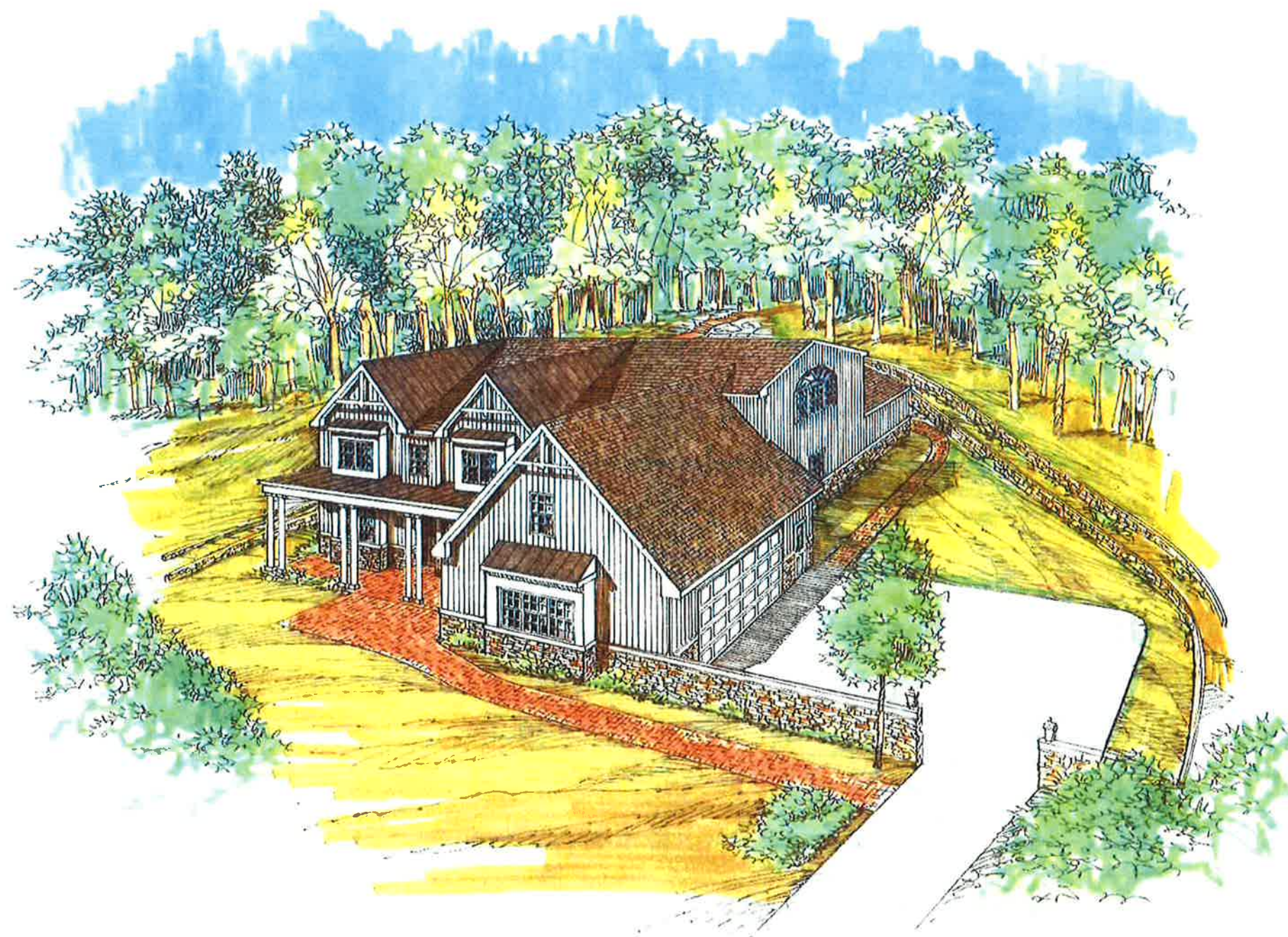


C:\Users\mjb\OneDrive\Desktop\20039 Robert Jordan\Drawings\Sheets\Continuous Slope Exhibit.dwg, 9/19/2020 11:17:17 AM.

**Summary of Approximate Building Coverage on Lots near 1631 E Strasburg Road, East Goshen Township
9/23/20 by Chester Valley Engineers**

<u>Address</u>	<u>TP Number</u>	<u>Zoning</u>	<u>Building Coverage (Approx. sq-ft)</u>
1633 E Strasburg Road	53-4-135.1	R-2	2,950
1635 E Strasburg Road	53-4-135.2	R-2	3,000
1640 E Strasburg Road	53-4-152	R-2	3,500
1648 Christine Lane	53-4R-15	R-2	2,900
1629 E Strasburg Road	53-4-136.2	R-2	2,500
1629A E Strasburg Road	53-4-136.2D	R-2	3,200
			3,008 Average





tabbies[®] EXHIBIT
A-6