

**EAST GOSHEN TOWNSHIP PLANNING
COMMISSION Meeting Agenda
Wednesday, February 3, 2021 VIA
Telephone / Video Conference
7:00 PM**

Dial in Number: (929) 205-6099

Access Number: 893 5918 6610

During this tele-conference Planning Commission meeting, public comment will be handled as follows:

- **Participants must call in by 6:55 pm.**
- **The public will be muted during the meeting when the Commission is conducting business.**
- **The Chairman will ask for any public comment on agenda items. Audience members who wish to make comments must unmute, identify themselves with name and address, to ask questions and make comments.**
- **Participants wishing to comment must state their name and address and must speak one at a time.**

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

1. January 6, 2021

F. Subdivision and Land Development Applications

G. Conditional Uses and Variances

1. 198 Oneida Lane / Dimensional Variance Request

H. Ordinance Amendments

1. Pipeline Hazard Mitigation / Pipeline Consultation Zone (DRAFT)

I. Old Business

J. New Business

K. Any Other Matter

L. Liaison Reports

M. Correspondence

N. Announcements

1. Business Park Task Force Meeting February 1, 2021 7:00 PM Via Zoom. Meeting link will be posted on the Township Website.

Bold Items indicate new information to review or discuss.

East Goshen Township Planning Commission
Application Tracking Log

February 3, 2021 PC Meeting

Application Name	Application (CU,LD,ZO, 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
198 Oneida Ln	V	Sk	1/26/2021	1/27/2021	NA	NA	1/28/2021		2/3/2021	1/16/2021	2/25/2021	3/26/2021	
Pipeline HMS / Consultation Zone Ord.	ZO / SALDO	DRAFT	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Bold = New Application or PC action required

Completed in 2020

1631 E. Strasburg Rd	V	Sk	9/29/2020	9/29/2020	NA	NA	10/2/2020		10/7/2020	10/20/2020	10/27/2020	11/28/2020	
Solar Ordinance Amendment	ZO	Sk	10/30/2020	NA	NA	NA	NA		NA	NA	12/1/2020	NA	NA
Synthes USA / 1303 Goshen Parkway	LD	P/F	4/27/2020	5/6/2020	4/28/2020	4/30/2020	4/30/2020	1	9/15/2020	9/2/2020	NA	10/2/2020	
Boyle, 1137 N. Chester Rd.	V	Sk	7/29/2020	7/29/2020	NA	NA	7/31/2020		9/2/2020	9/15/2020	8/26/2020	9/25/2020	

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
January 6, 2021

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday January 6, 2021. Because of the COVID-19 restrictions the meeting was held via teleconference using Zoom.

Members present are highlighted:

Chair – Ernest Harkness

Vice Chair – John Stipe

Dan Daley

Edward Decker

Michael Koza

Mark Levy

Michael Pagnanelli

Also present were:

Mark Gordon, Zoning Officer

Kristin Camp, Esq, Township Solicitor

COMMON ACRONYMS:

BOS – Board of Supervisors

BC – Brandywine Conservancy

CB – Conservancy Board

CCPC – Chester Co Planning Commission

CPTF – Comprehensive Plan Task Force

CVS – Community Visioning Session

SWM – Storm Water Management

ZHB – Zoning Hearing Board

A. FORMAL MEETING – 7 p.m.

1. Ernest called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and a moment of silence to remember our first responders, military and healthcare providers.
2. Ernest asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Ernest checked the log.
4. The minutes of the December 2, 2020 meeting were approved as amended.

B. ORDINANCE AMENDMENTS

1. Pipeline Hazard Mitigation/Pipeline Consultation Zone (DRAFT)

Mark Gordon explained that a draft of a proposed ordinance that he and Kristin worked on and a copy of the consultation zone format was provided for the Commission members to review.

Kristin believes that both formats could be adopted. Applicants must have a study done in addition to the application. They added types of pipelines from federal regulations. When the study is reviewed by the Planning Commission, they can make recommendations based on where the pipeline is located on the property. She feels the second ordinance format they just found (Consultation Zone), is good for East Goshen because of the number of pipelines and undeveloped properties. It strongly encourages dialogue with the pipeline company.

Ernest asked the difference between them. Kristin commented that the first is an amendment to the township ordinance. They need to add another section in the Zoning Ordinance to cover this. She spoke about situations that may need further review. Mark Gordon explained that if a resident wants to put an addition onto their house, the first may be too onerous. Kristin feels the second one may be more beneficial. This would be a stand alone ordinance.

Dan mentioned the 660 feet from the centerline of the pipeline. The Ordinance doesn't have a definition for "property". He suggested using "track" of the property. Kristin agreed.

John asked how the edge of the easement or center of the pipeline is determined. Mark Gordon commented that most pipeline companies will send someone to mark the center of the pipeline.

1 They don't need to do the study if it is a "use by right" application. His intent is to have everything on
2 the table for the Commission to review. He and Kristin just found the Consultation format so they may
3 be able to incorporate it into the proposed ordinance. Ernest suggested they remove the "Pipeline Task
4 Force" and add any Authority, Board or Commission. Dan feels that with all the documentation available
5 we know where all pipelines are located. He's not sure what the Consultation is providing.
6 Mark and Kristin will work on the next draft for the next meeting.
7
8

9 **C. OLD BUSINESS**

10 1. 2021 Goals – Ernest provided a written outline of Accomplishments for 2020 and Goals for 2021.
11 Mark mentioned that the Annual ABC meeting will be held on Tuesday January 26, 2021 at 6:30 pm.
12 Ernest reviewed the report. He will be unable to be at the ABC meeting so John will make the
13 presentation.
14

15 **D. ANY OTHER MATTER**

16
17 **E. LIASION REPORT**

18
19 **F. ADJOURNMENT**

20 There being no further business, Dan made a motion to adjourn the meeting. Mike K. seconded the
21 motion. The meeting was adjourned at 8:15 pm. The next regular meeting will be held on Wednesday,
22 February 3, 2021 at 7:00 pm.
23
24
25
26
27

28 Respectfully submitted, _____
29 *Ruth Kiefer, Recording Secretary*

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: 1/28/2021

To: Planning Commission

From: Mark Gordon, Zoning Officer 

Re: Pipeline Awareness Study Ordinances

Dear Commissioners,

After much thought and consideration, Staff and the Solicitor have provided the Planning commission with a revised pipeline ordinance. The intent from the BOS was to prepare a "Pipeline Awareness Ordinance". We believe that our first draft was too restrictive and wasn't in line with the guidance from the Board of Supervisors. Amendments to both the SALDO and the Zoning Ordinance are required to cover potential development and redevelopment situations appropriately including Subdivision Applications, Land Development Applications, and Conditional Use Applications for certain Principal Uses.

The ordinance before you this evening adds a requirement for applicants to prepare a "Pipeline Awareness Study" for the following circumstances:

- Land Development / Sub division of land within 660 feet of the centerline of any Hazardous Liquid Pipeline or Natural Gas Transmission Pipeline.
- Planned residential development (PRD) where the tract proposed to be developed is located within 660 feet of the centerline of any Hazardous Liquid Pipeline or Natural Gas Transmission Pipeline.
- As part of a conditional use application for a specific principal uses where the tract proposed for the principal use is located within 660 feet of the centerline of any Hazardous Liquid Pipeline or Natural Gas Transmission Pipeline.

The 660 foot requirement is outlined in both the Pipeline Hazard Materials Safety Administration (PHMSA) and the Pipelines and Informed Planning Alliance (PIPA) as the appropriate planning distance for both Natural Gas and Hazardous Liquids Pipelines.

STAFF RECOMMENDATION: Staff recommends that the PC take action on this ordinance this evening and forward your recommendation to the BOS for their consideration.

DRAFT MOTION: Mr. Chairman, I move that we recommend the Board of Supervisors adopt the Pipeline Awareness Study Ordinance amendment as prepared by staff and the Township solicitor.

EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 2021-_____

AN ORDINANCE AMENDING THE EAST GOSHEN TOWNSHIP CODE, CHAPTER 205 TITLED “SUBDIVISION AND LAND DEVELOPMENT” SECTION 205-7 TITLED “DEFINITIONS” TO ADD A DEFINITION FOR HAZARDOUS LIQUID PIPELINE AND NATURAL GAS TRANSMISSION PIPELINE AND TO ADD A NEW SECTION 205-40.1 TITLED “PIPELINE AWARENESS STUDY”; AMENDING CHAPTER 240 OF THE EAST GOSHEN TOWNSHIP CODE, TITLED “ZONING” SECTION 240-31.B(3) AND (7) TO REQUIRE A PIPELINE AWARENESS STUDY TO BE SUBMITTED AS PART OF CERTAIN CONDITIONAL USE APPLICATIONS.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township pursuant to the Board’s power to adopt ordinances necessary to secure the health, safety and welfare of the citizens of the Township pursuant to Section 1506 of the Second-Class Township Code, 53 P.S. §66506, and pursuant to the authority in the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101 *et seq.*, the Board enacts and ordains as follows:

SECTION 1. Chapter 205 of the East Goshen Township Code, titled, “Subdivision and Land Development”, Section 205-7 titled “Definitions” shall be amended by adding the following new definitions:

Hazardous Liquid Pipeline - any pipeline designed for transmission of a hazardous liquid as regulated by CFR Title 49, Section 195.2.

Natural Gas Transmission Pipeline – any transmission pipeline regulated by CFR Title 49, Section 192.3.

SECTION 2. Chapter 205 of the East Goshen Township Code, titled, “Subdivision and Land Development” shall be amended to add a new Section 205-40.1 titled “Pipeline Awareness Study and Consultation” which shall provide as follows:

“§ 205-40.1 Pipeline Awareness Study and Consultation.

A. Applicability. A pipeline awareness study (“Pipeline Study”), prepared by and sealed by a professional engineer licensed in the Commonwealth of Pennsylvania shall be submitted to the Township, with the following submissions:

(1) As part of a preliminary plan submission for any land development application where the tract proposed to be developed is located within 660 feet of the centerline of any Hazardous Liquid Pipeline or Natural Gas Transmission Pipeline.

(2) As part of a tentative plan submission for any application for a planned residential development (PRD) where the tract proposed to be developed is located within 660 feet of the centerline of any Hazardous Liquid Pipeline or Natural Gas Transmission Pipeline.

(3) As part of a conditional use application for a principal use of property where the tract proposed for the principal use is located within 660 feet of the centerline of any Hazardous Liquid Pipeline or Natural Gas Transmission Pipeline:

- (a) Any residential development.
- (b) Township park.
- (c) Place of worship or religious institution, excluding hospitals, sanitariums, penal or corrective institutions.
- (d) Public or private primary or secondary school.
- (e) Publicly owned recreation.
- (f) Public utility facility.
- (g) Private recreation facility.
- (h) Church or place of worship.
- (i) Nursing home or personal-care center.
- (j) Life-care center.
- (k) Business and professional offices.
- (l) Gasoline service station, which may include the sale of gasoline as an accessory use.
- (m) Shopping center.
- (n) Day care, child or adult.
- (o) Hotel or motel.
- (p) Mobile/manufactured home park in accordance with § 205-64B of this Chapter 205.
- (p) Medical facility for patient care that is supplementary to normal hospital services, but not including a hospital.
- (q) Hospital.
- (r) Cyber charter school campus

- (s) Conference center.
- (t) Treatment center.
- (u) Exercise/health/tennis clubs.
- (v) Fire or ambulance station.

B. Contents. The Pipeline Study shall contain the following information:

(1) Background information.

(a) A general description of the tract subject to the application, including lot area, topography, watercourses, vegetation, landscaping, existing improvements including buildings, structures, driveways, parking, loading areas, fire hydrants, surrounding uses, etc.

(b) A specific description of the Hazardous Liquid Pipelines and Natural Gas Transmission Pipelines located within 660 feet of the proposed land development, PRD or conditional use which shall include:

- [1] Size of pipeline.
- [2] Number of pipelines.
- [3] Width of easement.
- [4] Materials transported through the pipeline.

(2) Applicant's design engineer shall prepare an assessment of the potential impacts to health, safety and welfare of the occupants and buildings associated with the proposed land development, PRD or conditional use due to the proximity of the Hazardous Liquid Pipeline or Natural Gas Transmission Pipeline.

(3) Measures that Applicant may implement to mitigate the potential impacts to the health, safety and welfare of the occupants and buildings associated with the proposed land development, PRD or conditional use, including but not limited to: design alternatives, reconfiguration of buildings, access driveways, interior driveways and parking lots, additional means of access, additional and/or enhanced fire protection measures and devices, enhanced emergency communication systems, use of specific building materials, increased setbacks, buffering, landscaping, conservation of existing vegetation, and any other appropriate measures permitted under the terms of this chapter and other Township ordinances.

C. As part of the review of the preliminary plan submission, tentative PRD plan submission or conditional use submission for the uses specified in §205-40.1.A(3) above, the Planning Commission and Board shall consider the contents of the Pipeline Study and evaluate if the respective plans appropriately address the potential impacts to the health, safety and welfare of the occupants and buildings associated with the Hazardous Liquid Pipelines and Natural

Gas Transmission Pipelines located within 660 feet of the proposed development, PRD or conditional use. The Planning Commission and Board may seek input from the Emergency Management Coordinator, Fire Marshall, Fire Chief, utility providers, Township Authorities, Boards and Commissions or any other person or entity with experience or knowledge of Hazardous Liquid Pipelines and Natural Gas Transmission Pipelines. As a result of such review, the Planning Commission and Board may require the Applicant to revise its plans to mitigate potential impacts to the health, safety and welfare of the occupants and buildings caused by the proximity of the Hazardous Liquid Pipeline or Natural Gas Transmission Pipeline to the proposed development, PRD or use.

D. In addition to submitting the Pipeline Study, in cases where there is a Hazardous Liquid Pipeline or Natural Gas Transmission Pipeline on the tract to be developed for the applications referred to in §205-40.1A(1), (2) or (3), the applicant shall provide to the operator of the Hazardous Liquid Pipeline and Natural Gas Transmission Pipeline a copy of the plans and applications filed with the Township. The applicant shall request the pipeline operator(s) to review the proposed development plans and submit written verification that the pipeline operator(s) has received and reviewed the development plans and provided comments concerning the impact the development will have upon the integrity of the pipeline(s). The applicant shall submit to the Township all comments received from the operator or a notice from the operator indicating that the operator has no comments. If the operator does not respond within 30 days after being contacted and provided information by the applicant, the Township may waive the requirement for written verification.

SECTION 3. Chapter 240 of the East Goshen Township Code, titled, "Zoning" shall be amended by amending Section 240-31.B(3) to add the following sentence at the end of the existing language:

"In addition to the development plans, an applicant shall submit a Pipeline Awareness Study for the following uses when such uses are the principal use of a tract and are permitted as a conditional use:

- (a) Any residential development.
- (b) Township park.
- (c) Place of worship or religious institution, excluding hospitals, sanitariums, penal or corrective institutions.
- (d) Public or private primary or secondary school.
- (e) Publicly owned recreation.
- (f) Public utility facility.
- (g) Private recreation facility.
- (h) Church or place of worship.
- (i) Nursing home or personal-care center.

- (j) Life-care center.
- (k) Business and professional offices.
- (l) Gasoline service station, which may include the sale of gasoline as an accessory use.
- (m) Shopping center.
- (n) Day care, child or adult.
- (o) Hotel or motel.
- (p) Mobile/manufactured home park in accordance with § 205-64B.
- (p) Medical facility for patient care that is supplementary to normal hospital services, but not including a hospital.
- (q) Hospital.
- (r) Cyber charter school campus
- (s) Conference center.
- (t) Treatment center.
- (u) Exercise/health/tennis clubs.
- (x) Fire or ambulance station.

SECTION 4. Chapter 240 of the East Goshen Township Code, titled, "Zoning" shall be amended by amending Section 240-31.B(7) to add the following sentence at the end of the existing language:

"The Board shall require an applicant to submit a Pipeline Awareness Study for the uses specified in Section 240-31.B(3) above."

SECTION 5. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

SECTION 6. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 7. Effective Date. This Ordinance shall become effective five days from the date of adoption.

ENACTED AND ORDAINED this _____ day of _____, 2021.

ATTEST:

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS**

Louis F. Smith, Secretary

David E. Shuey, Chair

Michael P. Lynch, Vice-Chair

John Hertzog, Member

E. Martin Shane, Member

Michele Truitt, Member

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: January 28, 2021
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mlg*
Re: Dimensional Variance Request, 198 Oneida Ln., Malvern

Dear Commissioners,

The Zoning Variance request before you is for dimensional relief from accessory use provisions of the zoning ordinance.

The property has an area of approximately 1.18 acres, and is located in the R-2 Single Family Zoning District (1 acre minimum lot size).

The property owners are requesting zoning relief to construct a 15 feet tall 160 square foot Shed on their property. They need relief for two reasons:

1. The property has one existing shed on the property today; therefore the proposed shed can only be a maximum of 120 square feet in area.
 - a. **Size Relief needed: 40 square feet**
2. The shed is proposed to be 15 feet tall. The maximum height of storage sheds is 12 feet.
 - a. **Height Relief needed: 3 feet**

STAFF RECOMMENDATION:

The zoning relief that is needed for this project is minor and the applicant has support from the adjoining property owners. Staff has no objection to the Planning Commission supporting this application for zoning relief.

DRAFT MOTION:

Mr. Chairman, I move that the Planning Commission support the dimensional variance request to permit the proposed 160 square foot storage with a height of 15 feet maximum as depicted in the application, for the following reasons:

1. The dimensional variance relief sought by the applicant will have no adverse effect on the essential character of the neighborhood.
2. The relief sought is the minimal relief needed to construct the new storage shed so that it will match the architectural style of the existing dwelling.

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

January 28, 2021

Dear Property Owner:

The purpose of this letter is to inform you that Carl and Beth Holden (APPLICANT), owners of 198 Oneida Ln., Malvern, have applied for Zoning Variances. The applicant is requesting dimensional relief from the storage shed requirements outlined in the zoning ordinance, specifically §240-32 P.(b). The applicant proposes to install a second storage shed on the property, located within the rear yard area. Additionally the proposed shed is 15 feet tall and does not meet the 12 foot height requirement for sheds.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified of Zoning Variance applications.

This application is scheduled to be discussed during the meetings outlined below:

Wednesday February 3, 2021 - Planning Commission meeting (7:00 pm)

Tuesday February 16, 2021 – Board of Supervisors meeting (7:00 pm)

Thursday February 25, 2021 – Zoning Hearing Board (7:00 pm) **(Zoning Hearing)**

Due to COVID -19 all Township meetings and hearings are being held virtually via ZOOM video / telephone conference. Members of the public can participate via telephone and view the teleconference on YouTube. Meeting access information can be found on the Township website at <https://eastgoshen.org/public-meeting-access/>.

The public is welcome and encouraged to attend and participate in these meetings and the hearing. The application information is available for public inspection at the Township Building. Please call the Township staff at 610-692-7171 if you need assistance finding the meeting access information, or email me at mgordon@eastgoshen.org if you have any questions or need additional information.

Sincerely,

M. Gordon

Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions

**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: CARL AND BETH HODGEN

Applicant Address: 198 ONEIDA LANE

MALVERN, PA 19355

Telephone Number: _____ Fax Number: _____ Email Address: _____

Property Address: ~~XXXXXXXXXXXXXXXXXXXX~~

198 ONEIDA LANE

MALVERN PA 19355

Tax Parcel Number: 5302 004602 A0 Zoning District: R-2 Acreage: 1.178 ACRES

53-2-46.24

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 240-32 ACCESSORY USES P. STORAGE SHEDS AND ACCESSORY
BUILDINGS (1) STORAGE SHED (b) RELATED TO SIZE AND HEIGHT

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

RELIEF TO ALLOW TWO ACCESSORY STRUCTURES ONE IS A 55 S.F. EXISTING WOOD
SHED. THE SECOND IS A PROPOSED 160 S.F. ENCLOSED STORAGE SHED. WE ARE ALSO
REQUESTING A MAXIMUM HEIGHT OF 15' ON THE 160 S.F. STORAGE SHED.

Description of the Hardship:

WE ARE REQUESTING A VARIANCE TO A SECOND 160 S.F. STORAGE SHED WITH A 12/12 ROOF
PITCH. THE 160 S.F. STORAGE SHED ALONG WITH THE 55 S.F. WOOD SHED TOTAL 215 S.F.
WHICH IS LESS THAN A 240 S.F. SINGLE 240 S.F. ACCESSORY STRUCTURE. THE 12/12 ROOF PITCH
MATCHES THE AESTHETICS OF THE EXISTING HOUSE AND GARAGE. WE HOPE THIS CAN BE
CONSIDERED A DE MINIMIS VARIANCE.

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]
Signature of Applicant

JANUARY 21, 2021

Date

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

Ben and Shannon Manning
200 Oneida Lane
Malvern, Pennsylvania 19355

January 21, 2021

East Goshen Township
1580 Paoli Pike
West Chester, Pennsylvania 19380

Re: 198 Oneida Lane, Malvern, Pennsylvania
Request for Variance

To Whom it May Concern:

We are the next-door neighbors of Carl and Beth Holden who reside at 198 Oneida Lane.

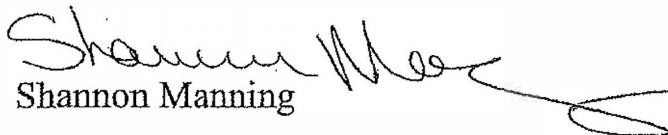
We have reviewed the drawings for the proposed accessory structure they intend to construct on their property.

We have no concerns with their request to construct the 160 square foot accessory structure with the maximum allowable building height increased from 12'-0" to 15'-0".

We fully support the project.

Sincerely,

 1-21-21
Ben Manning

 1-21-21
Shannon Manning

**Ted and Barbara Wray
201 Oneida Lane
Malvern, Pennsylvania 19355**

January 20, 2021

East Goshen Township
1580 Paoli Pike
West Chester, Pennsylvania 19380

Re: 198 Oneida Lane, Malvern, Pennsylvania
Request for Variance

To Whom it May Concern:

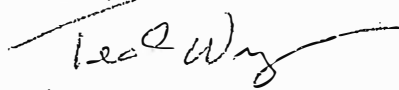
We are immediate neighbors of Carl and Beth Holden who reside at 198 Oneida Lane.

We have reviewed the drawings for the proposed accessory structure they intend to construct on their property.

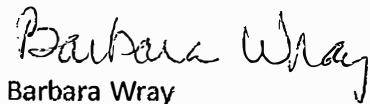
We have no concerns with their request to construct the 160 square foot accessory structure with the maximum allowable building height increased from 12'-0" to 15'-0".

We fully support the project.

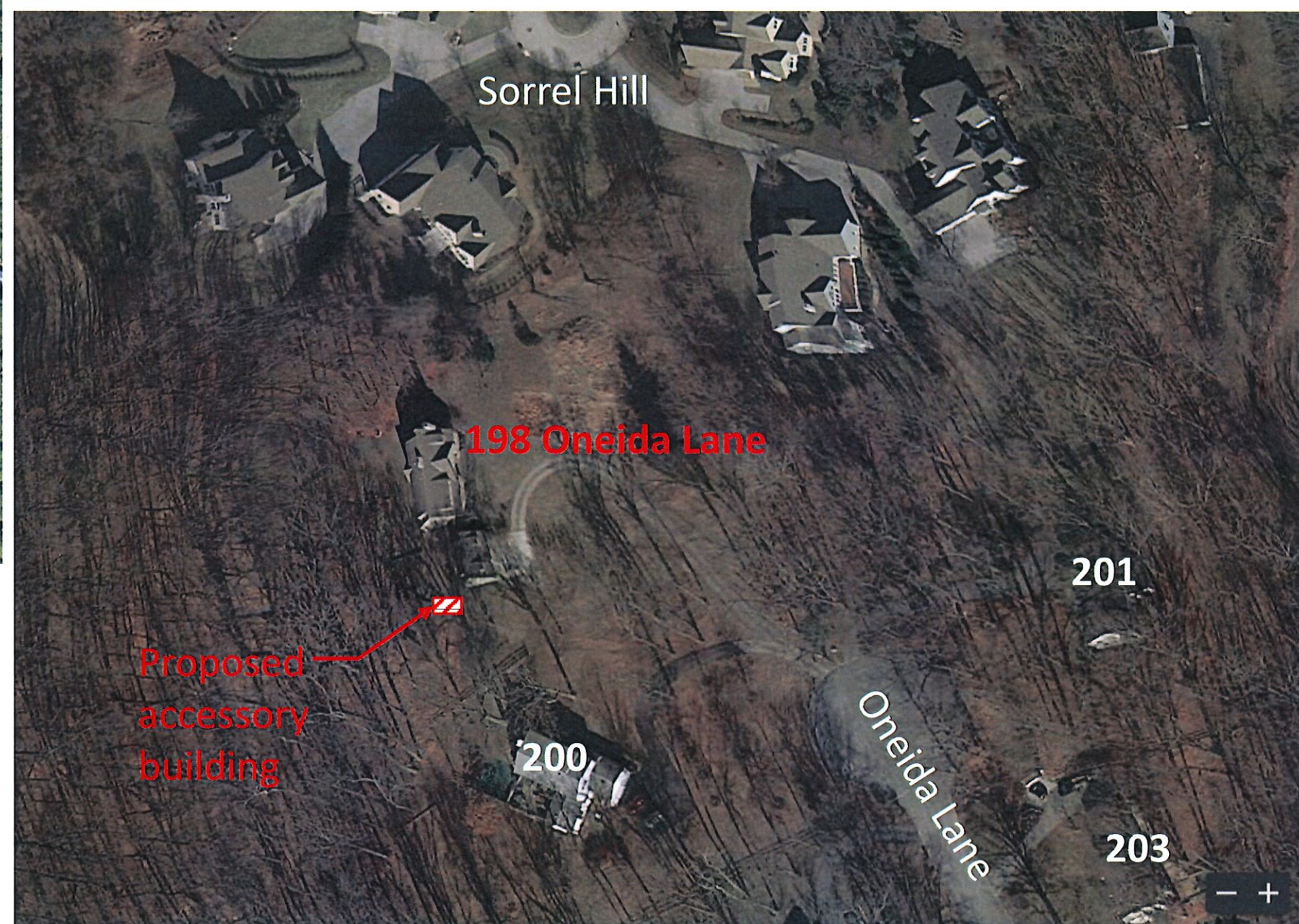
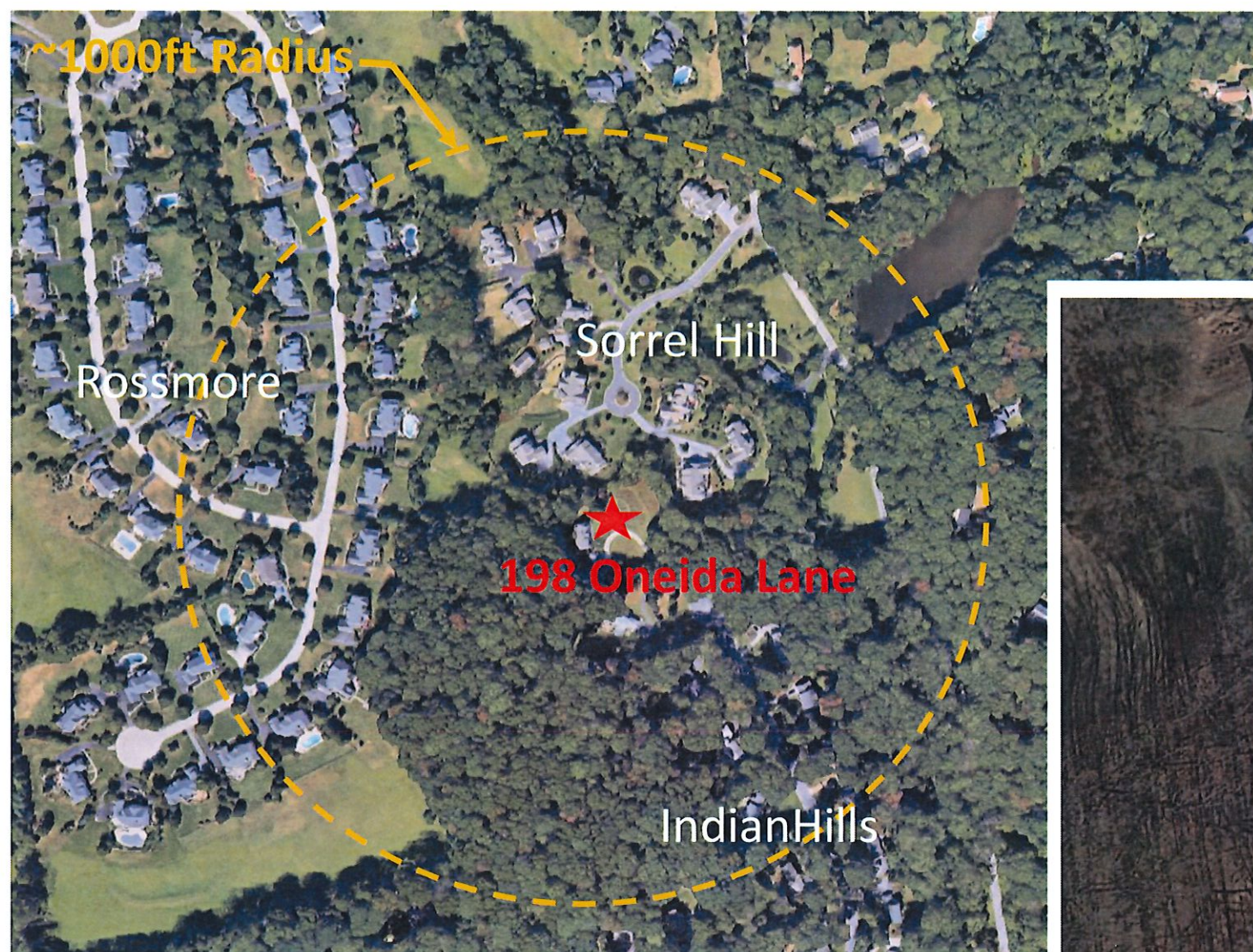
Sincerely,



Ted Wray



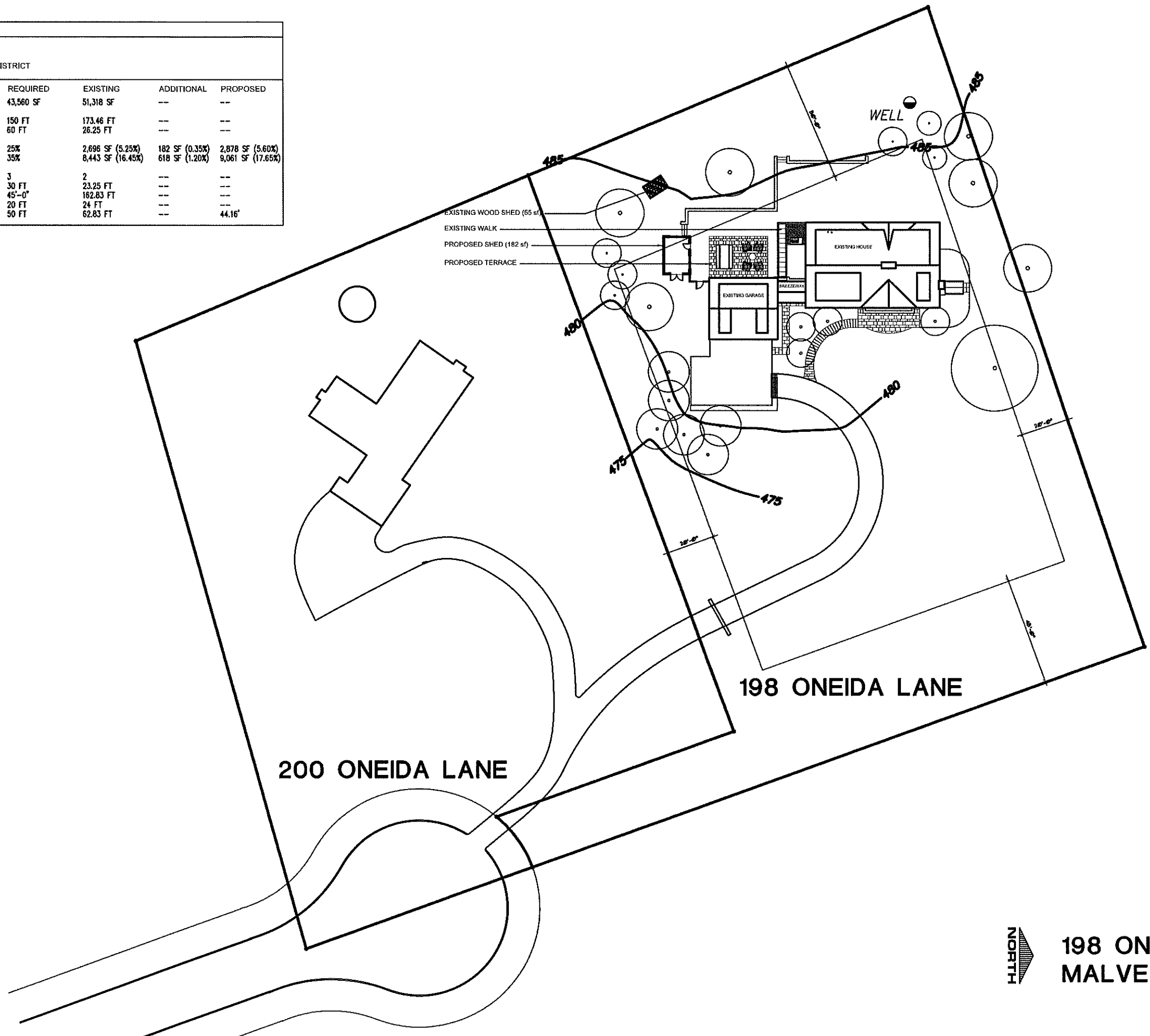
Barbara Wray



ZONING INFORMATION:

198 ONEIDA LANE
EAST GOSHEN TOWNSHIP
"R-2" LOW DENSITY RESIDENTIAL DISTRICT

REQUIREMENTS	REQUIRED	EXISTING	ADDITIONAL	PROPOSED
MINIMUM LOT AREA	43,560 SF	51,318 SF	--	--
MINIMUM LOT WIDTH				
AT BUILDING SETBACK LINE	150 FT	173.46 FT	--	--
AT STREET LINE	60 FT	26.25 FT	--	--
MAXIMUM LOT COVERAGE				
BY BUILDINGS	25%	2,696 SF (5.25%)	182 SF (0.35%)	2,878 SF (5.60%)
BY TOTAL IMPERVIOUS COVERAGE	35%	8,443 SF (16.45%)	618 SF (1.20%)	9,061 SF (17.65%)
MAXIMUM BUILDING HEIGHT				
STORIES	3	2	--	--
FEET	30 FT	23.25 FT	--	--
MINIMUM FRONT YARD	45'-0"	182.83 FT	--	--
MINIMUM SIDE YARD	20 FT	24 FT	--	--
MINIMUM REAR YARD	50 FT	62.83 FT	--	44.16'



198 ONEIDA LANE
MALVERN, PENNSYLVANIA



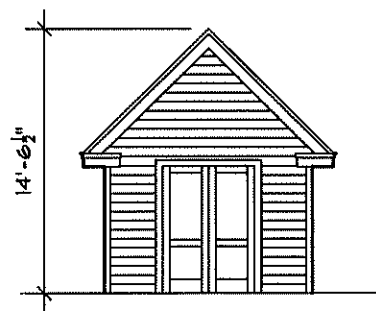
EAST ELEVATION



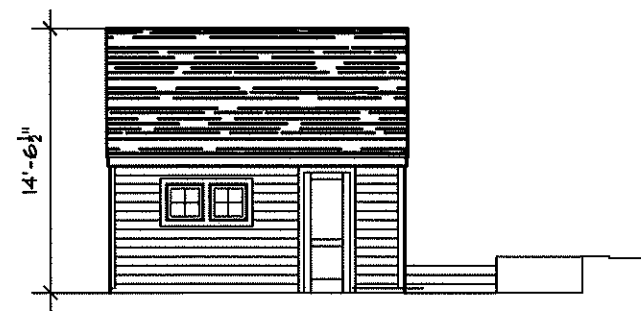
WEST ELEVATION



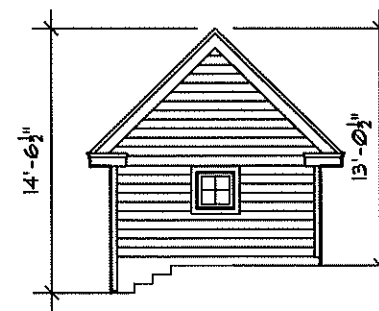
SOUTH ELEVATION



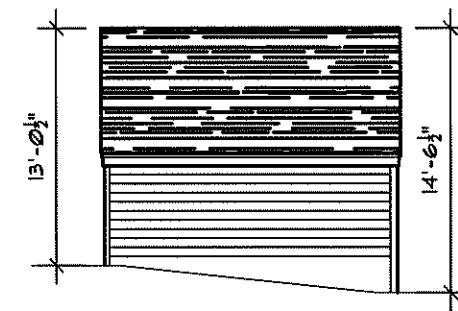
EAST



NORTH



WEST

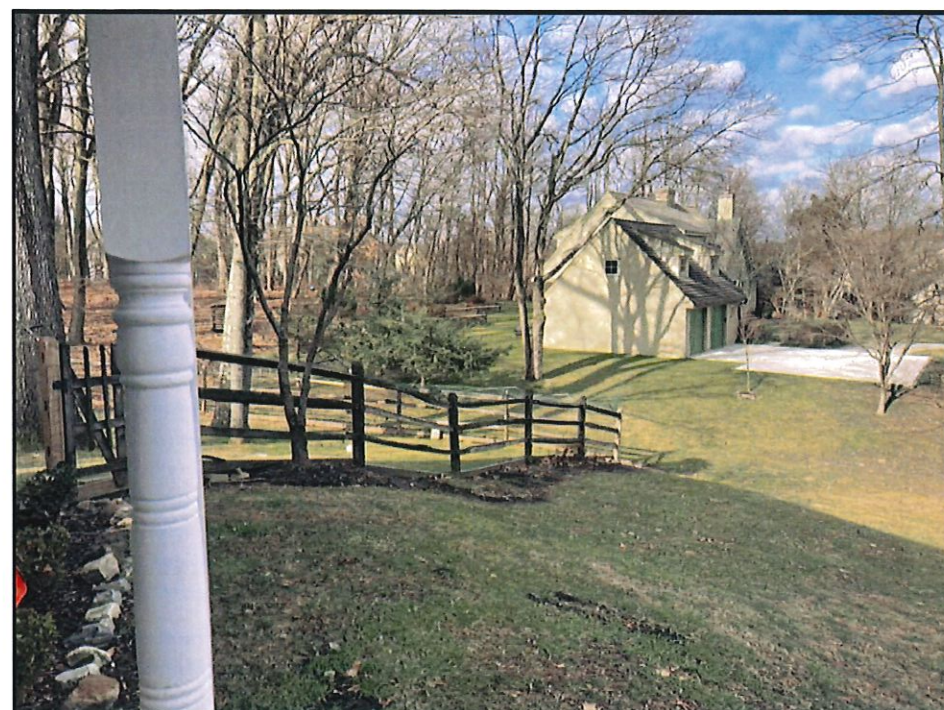


SOUTH

ACCESSORY STRUCTURE ELEVATIONS



VIEW FROM ONEIDA LANE



VIEW FROM 200 ONEIDA LANE



VIEW OF PROJECT AREA



VIEW FROM ROSSMORE