

**EAST GOSHEN TOWNSHIP  
ZONING HEARING BOARD**

**APPLICATION OF  
JEFFREY S. & MICHELLE A. GLOSSON**

**14 Reservoir Road, West Chester, PA  
Tax Parcel No.: 53-6-80  
(R3 Medium Density Residential Zoning District)**

**The Applicants seek zoning relief from the Zoning Chapter of the East Goshen Township Code to facilitate the subdivision of their 14 Reservoir Road property, for the creation of a new flag lot for the future development of a new, single-family home. To accommodate the subdivision as proposed, the Applicants require dimensional variance relief pursuant to Zoning Ordinance § 240-23.B(2)(b)[2][e], which requires that the pole-shaped portion of a flag lot provide an absolute minimum lot width of 40 feet for its full length. The Applicants propose a width of 24 feet. The proposed, reduced lot width would serve as the access leg for a driveway to the rear residential lot.**

**HEARING DATE: Wednesday, July 21, 2021, at 7 p.m.**

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**BOARD EXHIBITS:**

- B-1: Zoning Application, with supporting documentation
- B-2: E-mail communication from Jeffrey Glosson, dated June 10, 2021, confirming extension to hold zoning hearing
- B-3: Proof of Publication (with Legal Notice appearing in the *Daily Local News* on July, 6, 2021 and July 13, 2021)
- B-4: Affidavit of Posting, dated July 12, 2021 (with accompanying photographs)
- B-5: Notice to property owners within 1,000 feet, dated May 27, 2021
- B-6: Planning Commission recommendation, dated June 10, 2021
- B-7: Board of Supervisors recommendation, dated July 12, 2021

**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: **Jeffrey S. & Michelle A. Glosson**  
Applicant Address: **14 Reservoir Road**  
**West Chester, PA 19380**  
Telephone Number: **484-364-6167** Fax Number: **N/A**  
Email Address: **jsglosson@gmail.com**  
Property Address: **14 Reservoir Road**  
**West Chester, PA 19380**  
Tax Parcel Number: **53-6-80** Zoning District: **R-3** Acreage: **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:

**240 - 23.B.2.b.2.e. The pole portion of the flag lot shall maintain an absolute minimum lot width of 40' for its full length.**

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

**Requesting a reduced minimum width to 24' for pole portion of lot; 16' of relief.**

**Future use "access leg" for driveway to rear residential lot.**

Description of the Hardship:

**Inaccessibility to rear lot that meets bulk zoning requirement for subdividing.**

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

\_\_\_\_\_  
Date

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

**EAST GOSHEN TOWNSHIP**  
**ZONING HEARING BOARD APPLICATION**

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

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: Jeffrey S. & Michelle A. Glosson

**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**

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199

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

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

**August 19, 2002**

**2<sup>nd</sup> 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.

Jeffrey S. & Michelle A. Glosson  
14 Reservoir Road  
West Chester, PA 19380  
May 24, 2020

East Goshen Township  
Board of Supervisors/ Planning Commission  
1580 Paoli Pike  
West Chester, PA 19380

Dear Members of the Board:

We are writing to you regarding a proposed property subdivision at 14 Reservoir Road, West Chester, PA 19380. The purpose of this letter is to provide a bullet point narrative of the subdivision plan, as well as a "feasibility sketch plan" illustrating the proposed subdivision.

- Existing single-family residential property, on 2 acres is to be subdivided into 2 lots.
- The existing home and structures on "Lot 2" of the sketch plan will remain and the lot will be reduced to approximately 1.2 acres (48,560 square feet), while maintaining the township bulk zoning requirements.
- "Lot 1" of the sketch plan will be the new subdivided lot, with access leg, to be utilized for building a new single-family residence proposed to be roughly 2500-3000 square feet. Lot 1 will be approximately 0.8 acres (34,460 square feet).
- After a survey of the existing property was completed by Yerkes Associates, Inc., it was determined that the access leg to the new lot (Lot 1) will need to be 24' in width, to maintain required setbacks and bulk zoning requirements without disturbing existing property structures. This access leg will require an approved variance, as the current zoning dictates an access leg of 40' in width.
- A portion of the existing driveway (the "turnaround/parking" area) will be removed from the new access leg to allow for passage of the proposed driveway.

If you have any questions, please contact us at [jsglosson@gmail.com](mailto:jsglosson@gmail.com) or by phone at 484-364-6167.

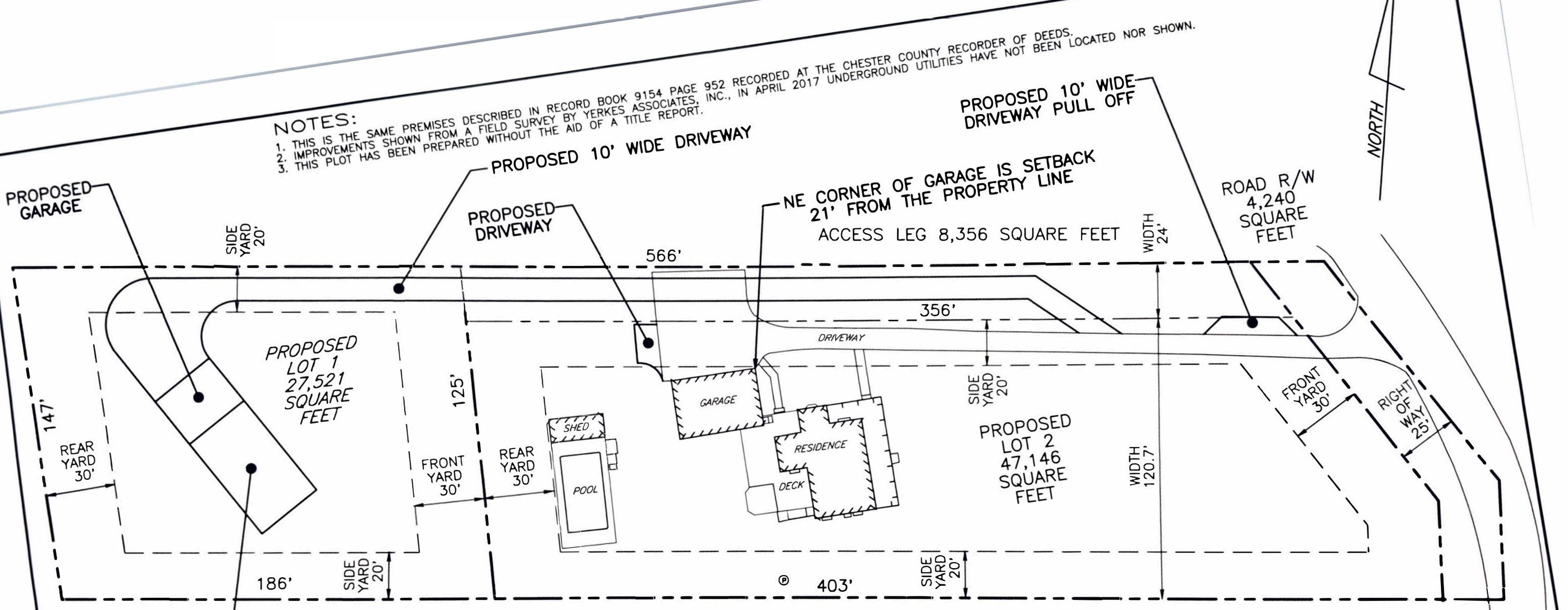
We greatly appreciate your time and consideration of our proposed subdivision plan.

Best Regards,

Jeffrey S. & Michelle A. Glosson

**NOTES:**

1. THIS IS THE SAME PREMISES DESCRIBED IN RECORD BOOK 9154 PAGE 952 RECORDED AT THE CHESTER COUNTY RECORDER OF DEEDS.
2. IMPROVEMENTS SHOWN FROM A FIELD SURVEY BY YERKES ASSOCIATES, INC., IN APRIL 2017 UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED NOR SHOWN.
3. THIS PLOT HAS BEEN PREPARED WITHOUT THE AID OF A TITLE REPORT.



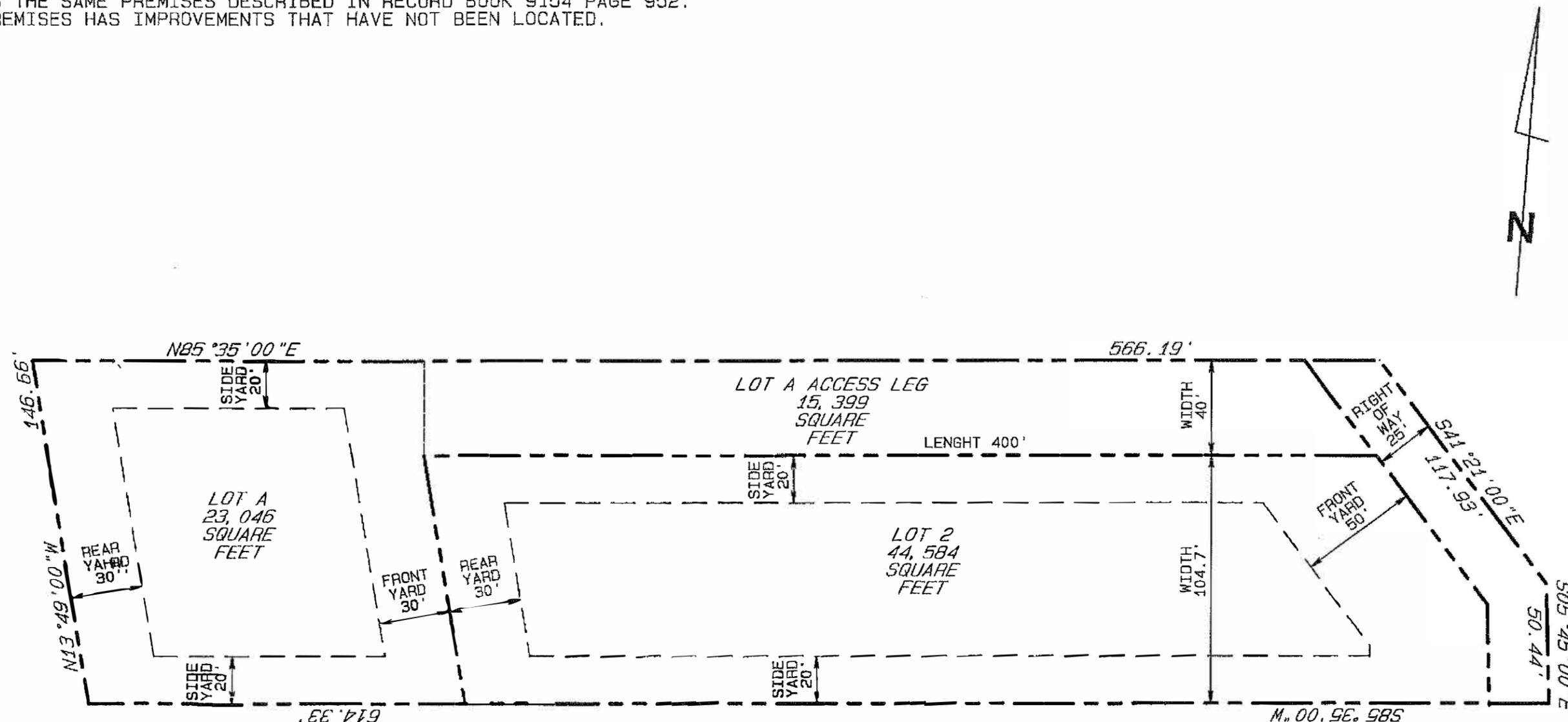
**BULK ZONING:**

DISTRICT	MIN. LOT AREA	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. BUILDING COVERAGE	MAX. LOT COVERAGE
R-3 MEDIUM DENSITY RESIDENTIAL	18,000 SQUARE FEET	100 FEET	30 FEET	20 FEET	30 FEET	25 PERCENT	35 PERCENT

100 FEET • BUILDING SETBACK, 50 FEET • STREET

2 LOT SUBDIVISION SKETCH PLAN  
 14 RESERVOIR ROAD  
 PREPARED FOR JEFF GLOSSON  
 EAST GOSHEN TOWNSHIP  
 CHESTER COUNTY  
 PENNSYLVANIA  
 DATE: JUNE 1, 2018 / SCALE: 1" = 40'

1. THIS IS THE SAME PREMISES DESCRIBED IN RECORD BOOK 9154 PAGE 952.
2. THIS PREMISES HAS IMPROVEMENTS THAT HAVE NOT BEEN LOCATED.



**BULK ZONING: SINGLE FAMILY DETACHED**

DISTRICT	R-3 RESIDENTIAL
MIN. LOT AREA	18,000 SQUARE FEET
MIN. LOT WIDTH	100 FEET AT BUILDING LINE 50 FEET AT STREET
MIN FRONT YARD	40 FEET FLAG LOT - SECTION 240-23.B. (2) (b) [e] 30 FEET AND 40 FEET AVERAGE
MIN. SIDE YARD	20 FEET
MIN. REAR YARD	30 FEET

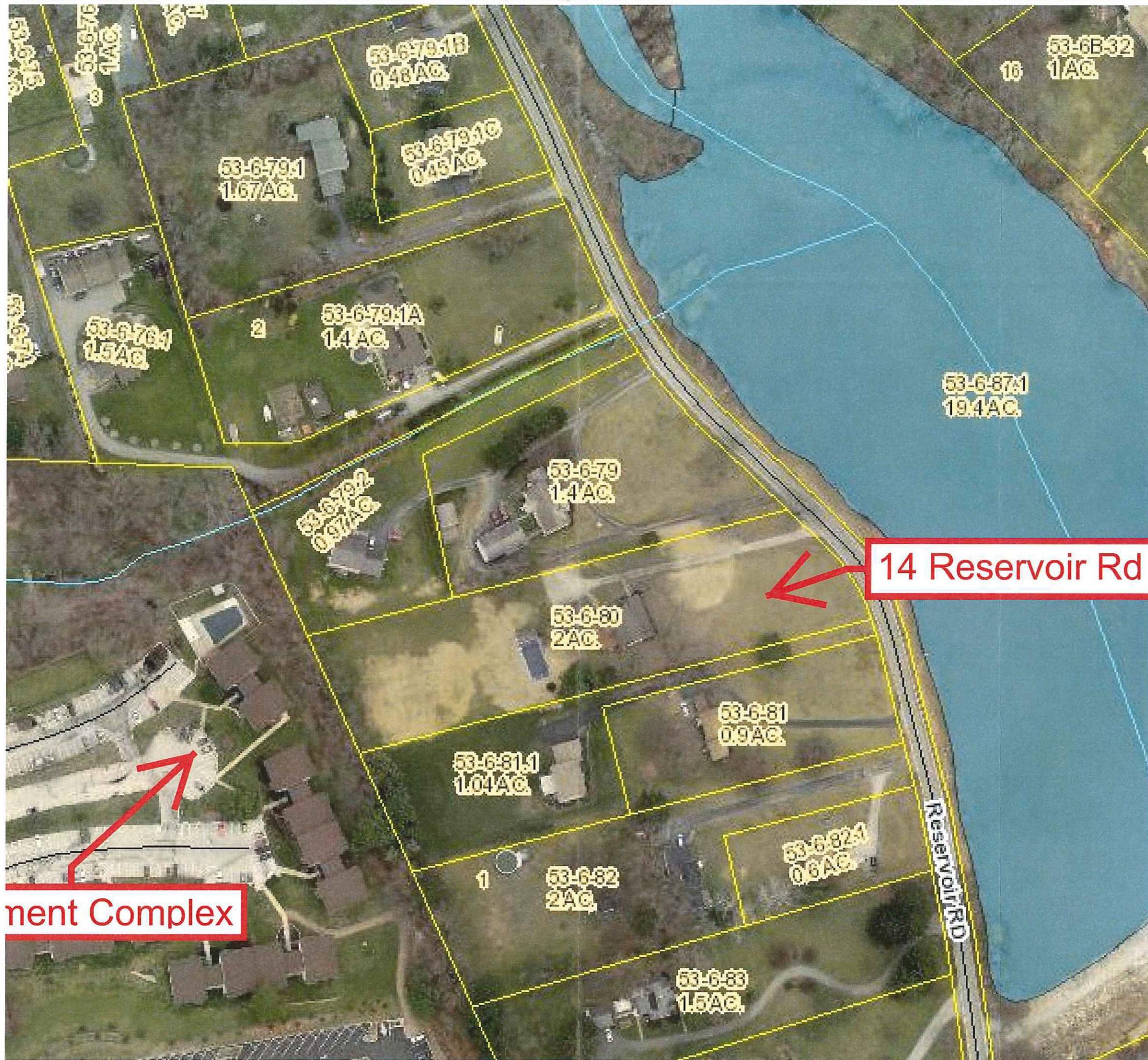
SEE ZONING CODE SECTION 240-10. FOR ADDITIONAL BULK REGULATIONS

BULK ZONING EXHIBIT  
PREPARED FOR  
JEFF GLOSSON  
14 RESERVOIR ROAD  
EAST GOSHEN TOWNSHIP  
CHESTER COUNTY  
PENNSYLVANIA

DATE: APRIL 1, 2016 / SCALE: 1" = 50'

YERKES ASSOCIATES, INC.,  
ENGINEERS AND LAND SURVEYORS  
WEST CHESTER, PENNSYLVANIA  
610-644-4254





ment Complex

14 Reservoir Rd

53-6-76 1AC  
53-6-79:1 1.67AC  
53-6-79:1B 0.48AC  
53-6-79:1C 0.48AC  
53-6-79:1A 1.4AC  
53-6-79:2 0.97AC  
53-6-79 1.4AC  
53-6-80 2AC  
53-6-81 0.9AC  
53-6-81.1 1.04AC  
53-6-82 2AC  
53-6-82.1 0.6AC  
53-6-83 1.5AC  
53-6-87:1 19.4AC  
53-6-82 1AC

## Ali Fidanza

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**From:** Ryan M. Jennings  
**Sent:** Friday, June 11, 2021 10:53 AM  
**To:** Ali Fidanza  
**Subject:** 14 Reservoir Road - Glosson ZHB hearing, July 21, 2021

**From:** Mark Gordon <mgordon@eastgoshen.org>  
**Sent:** Thursday, June 10, 2021 11:25 AM  
**To:** Jeffrey Glosson <jsglosson@gmail.com>  
**Cc:** Ryan M. Jennings <rjennings@UTBF.Com>  
**Subject:** RE: 14 Reservoir Road - Glosson ZHB hearing, July 21, 2021

Thank you!

**Mark A. Gordon, CFM**  
Director of Code Enforcement / Zoning Officer  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380  
O: 610-692-7171  
F: 610-692-8950  
[mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org)  
[www.eastgoshen.org](http://www.eastgoshen.org)

**From:** Jeffrey Glosson <jsglosson@gmail.com>  
**Sent:** Thursday, June 10, 2021 10:22 AM  
**To:** Mark Gordon <mgordon@eastgoshen.org>  
**Subject:** 14 Reservoir Road - Glosson ZHB hearing, July 21, 2021

Good morning, Mr. Gordon:

I'm writing to authorize a 30 day extension to the 60 day time limit to hold a hearing for my Zoning Hearing application in order to accommodate my schedule request.

Please let me know if you have any questions.

Best regards,  
Jeff Glosson  
484-364-6167  
14 Reservoir Road  
West Chester, PA 19380

**AFFIDAVIT OF PUBLICATION**  
390 Eagleview Boulevard • Exton, PA 19341

**EAST GOSHEN TOWNSHIP**  
**1580 PAOLI PIKE**  
**WEST CHESTER, PA 19380**  
**Attention:**

**STATE OF PENNSYLVANIA,**  
**COUNTY OF CHESTER**

PUBLIC NOTICE

The undersigned \_\_\_\_\_, being duly sworn the he/she is the principal clerk of Daily Local News, Daily Local News Digital, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

On Wednesday, July 21, 2021 at 7 p.m., at the East Goshen Township building, 1580 Paoli Pike, West Chester, Pennsylvania 19380, the East Goshen Township Zoning Hearing Board will conduct a public hearing to consider the Zoning Hearing Board Application of Jeffrey and Michelle Glosson, regarding property located at 14 Reservoir Road, West Chester, East Goshen Township, Chester County, Pennsylvania 19380 (Tax Parcel I.D. No.: 53-6-80), which is located in the Township's R-3 (Medium Density Residential) Zoning District.

The Applicants seek zoning relief from the Zoning Chapter of the East Goshen Township Code to facilitate the subdivision of their 14 Reservoir Road property, for the creation of a new flag lot for the future development of a new, single-family home. To accommodate the subdivision as proposed, the Applicants require dimensional variance relief pursuant to Zoning Ordinance § 240-23.B(2)(b)[2] [e], which requires that the pole-shaped portion of a flag lot provide an absolute minimum lot width of 40 feet for its full length. The Applicants propose a width of 24 feet. The proposed, reduced lot width would serve as the access leg for a driveway to the rear residential lot.

If any person who wishes to attend the Hearing has a disability and/or requires an auxiliary aid, service or other accommodation to observe and/or participate in the proceedings, he or she should contact the Township Building at (610) 692-7171, to discuss how those needs may be accommodated.

Zoning Hearing Board of  
East Goshen Township  
DLN 7/6, 7/13; 1a

**EAST GOSHEN TOWNSHIP**

**Published in the following edition(s):**

Daily Local News	07/06/21
Daily Local News	07/13/21
Daily Local News Digital	07/06/21
Daily Local News Digital	07/13/21

**Sworn to the subscribed before me this \_\_\_\_\_.**

\_\_\_\_\_  
**Notary Public, State of Pennsylvania**  
**Acting in County of Chester**

**Advertisement Information**

**Client Id:** 884433      **Ad Id:** 2191232      **PO:**      **Sales Person:** 018303



**EAST GOSHEN TOWNSHIP  
1580 PAOLI PIKE  
WEST CHESTER, PA 19380**

**AFFIDAVIT OF POSTING**

Date of Posting: July 12, 2021  
Property Location: 14 Reservoir Rd, West Chester, PA, 19380  
Tax Parcel Number: 53-6-80  
Type of Hearing: ZHB / Dimensional Variance Hearing  
Date of Hearing: July 21, 2021

I, Mark A. Gordon East Goshen Code Official swear that on July 12, 2021 I posted the appropriate notification of the hearing referenced above.

Signed and sealed this 12th day of July, 2021.

Signature

Mark A. Gordon

Print Name

Notary Public

Commonwealth of Pennsylvania  
County of Chester

Commonwealth of Pennsylvania - Notary Seal  
Barbara L. Phillips, Notary Public  
Chester County  
My commission expires March 29, 2023  
Commission number 1129022  
Member, Pennsylvania Association of Notaries

# EAST GOSHEN TOWNSHIP - PUBLIC MEETING -

On Wednesday, July 21, 2021 at 7 p.m., at the East Goshen Township building, 1580 Paoli Pike, West Chester, Pennsylvania 19380, the East Goshen Township Zoning Hearing Board will conduct a public hearing to consider the Zoning Hearing Board Application of Jeffrey and Michelle Glosson, regarding property located at 14 Reservoir Road, West Chester, East Goshen Township, Chester County, Pennsylvania 19380 (Tax Parcel I.D. No.: 53-6-80), which is located in the Township's R-3 (Medium Density Residential) Zoning District.

The Applicants seek zoning relief from the Zoning Chapter of the East Goshen Township Code to facilitate the subdivision of their 14 Reservoir Road property, for the creation of a new flag lot for the future development of a new, single-family home. To accommodate the subdivision as proposed, the Applicants require dimensional variance relief pursuant to Zoning Ordinance § 240-23.B(2)(b)(2)(e), which requires that the pole-shaped portion of a flag lot provide an absolute minimum lot width of 40 feet for its full length. The Applicants propose a width of 24 feet. The proposed, reduced lot width would serve as the access leg for a driveway to the rear residential lot.

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026828750

# EAST GOSHEN TOWNSHIP - PUBLIC MEETING -

On Wednesday, July 21, 2021 at 7 p.m., at the East Goshen Township building, 1580 Paoli Pike, West Chester, Pennsylvania 19380, the East Goshen Township Zoning Hearing Board will conduct a public hearing to consider the Zoning Hearing Board Application of Jeffrey and Michelle Glosson, regarding property located at 14 Reservoir Road, West Chester, East Goshen Township, Chester County, Pennsylvania 19380 (Tax Parcel I.D. No.: 53-6-80), which is located in the Township's R-3 (Medium Density Residential) Zoning District.



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

May 27, 2021

Dear Property Owner:

The purpose of this letter is to inform you that East Goshen Township has received a Zoning Hearing Board Application for 14 Reservoir Rd., West Chester PA 19380. The property owners, Jeffery and Michelle Glosson (Applicant), are seeking dimensional relief from the Township Zoning ordinance regulating "Flag Lots".

The applicant proposes to subdivide the property and create a Flag Lot and to develop that lot with a new single family home. In order to do that, the applicant needs a variance from the Township Zoning Ordinance.

The applicant is specifically seeking relief from §240-23.B(2)(b)(2)[e], which requires a minimum width of 40 feet for the "Flag Pole" portion of the flag lot. The applicant is requesting a flag pole width of 24 feet; 16 feet of relief from the requirement. The proposed flag lot meets all other zoning requirements.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified when Zoning Hearing Board applications are received.

All property owners within 1000 feet of the property are notified of these types of applications. **The scheduled public meetings for review and potential approval of this application are as follows, AND ARE SUBJECT TO CHANGE WITHOUT ADDITIONAL WRITTEN NOTICE:**

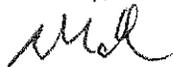
**June 2, 2021** - Planning Commission meeting (7:00 pm, virtually via ZOOM)

**July 6, 2021** - Board of Supervisors meeting (7:00 pm, virtually via ZOOM)

**July 15, 2021** - Zoning Hearing Board hearing (**7:00 pm, in-person at the TWP Building**)

The ZOOM meeting information for the June 2<sup>nd</sup> and July 7<sup>th</sup> meetings will available on the Township website prior to those meeting dates, go to [www.eastgoshen.org](http://www.eastgoshen.org) to find that information. **The application materials are available at the Township building for review during normal business hours.** Call the Township if you have questions on how to observe or participate in the meetings and or the hearing.

Sincerely,



Mark A. Gordon  
Township Zoning Officer

EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6190

June 10, 2021

East Goshen Township  
Board of Supervisors  
1580 Paoli Pike  
West Chester, Pa. 19380

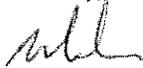
**Re: Dimensional Variance Application  
14 Reservoir Rd / Jeffrey and Michelle Glosson**

Dear Board Members:

At their meeting on June 2, 2021, the Planning Commission voted unanimously (5-0) in favor of the following motion for the dimensional variance application of Jeffrey and Michelle Glosson.

***Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors support this dimensional variance application because the relief, if granted, will not alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent properties, or be detrimental to the public welfare.***

Sincerely,



Mark A. Gordon  
Township Zoning Officer

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

July 12, 2021

East Goshen Township  
Zoning Hearing Board  
1580 Paoli Pike  
West Chester, Pa. 19380

Re: **Dimensional Variance Application**  
**14 Reservoir Rd / Jeffrey and Michelle Glosson**

Dear Board Members:

At their meeting on July 6, 2021, the Board of Supervisors voted in favor of the following motion for the dimensional variance application of Jeffrey and Michelle Glosson.

***Mr. Chairman, I move that the Board take no-position on the application of Jeffrey and Michelle Glosson at 14 Reservoir Road for relief from the flagpole width requirement of the Zoning Ordinance.***

Sincerely,



Mark A. Gordon  
Township Zoning Officer