

**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: Philip Winicov

Applicant Address: 14 Broad Street  
West Chester, PA 19382

Telephone Number: 610-613-5771 Email: phil@philwinicov.com

Email Address: phil@philwinicov.com

Property Address: 14 & 16 Broad Street  
West Chester, PA 19382

Tax Parcel Number: 53-6F-16 Zoning District: R-3 Acreage: +/- .34 acr. / +/- 14,810 sq.ft.

**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:**

Sects. 240-23.A (General Regulations)

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

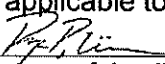
To reverse the zoning officer's decision denying the applicant the ability to use the accessory structure as a second principal structure.

In the alternative, a variance to allow the accessory structure to be used as a second principal use on the property.

**Description of the Hardship:**

Applicant seeks to live in the principal structure and lease the accessory structure. The current parcel is the combination of 14 & 16 Broad Street, which were separate adjoining parcels #38 & #44 on the original subdivision plan. While the parcels seem to have been combined for mortgage purposes, there is no deed consolidating them into one parcel.

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

March 25, 2022

Date

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

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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: Philip Winicov

## **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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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.

# EXHIBIT 'A'



# EXHIBIT 'B'

**EXHIBIT 'B'**

Prepared by and Return to:

ATLANTIC SEARCH & ABSTRACT, INC  
1233 Haddonfield Berlin Road  
Ste 3  
Voorhees, NJ 08043  
856-435-7878,  
File No. ASA2806  
APN: 53-6F-16 ✓

**Local Tax: \$4,499.00**

**State Tax: \$4,499.00**

14 Broad Street, West Chester PA 19382



**This Indenture**, made the 22nd day of February, 2022,

**Between**

**RICHARD C. KUNKLE**

(hereinafter called the Grantor), of the one part, and

**PHILIP P. WINICOV AND MARGAUX ARAR, HUSBAND AND WIFE**

(hereinafter called the Grantees), of the other part,

**Witnesseth**, that the said Grantor for and in consideration of the sum of **Four Hundred Forty-Nine Thousand Nine Hundred And 00/100 Dollars (\$449,900.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

ALL THAT CERTAIN messuage and lot of land, SITUATE in the Township of East Goshen, Chester County, Pennsylvania, bounded and described as follows: those two lots known as Lot No. 38 and Lot No. 44 on Plan of Lots of Goshen Heights of record in the Office of the Recorder of Chester County, Pennsylvania in Plan Book 1, Page 44.

BEGINNING at a point in the Western side of Broad Street, a corner of the herein described premises and Lot No. 49 conveyed to Harry F. Sickler; said point being 100 feet from the North side of Center Street and extending Northwardly along Broad Street 100 feet to Lot No. 33; thence extending Westwardly between parallel straight lines 150 feet to a 16 feet wide public alley.

BEING bounded on the North by Lot No. 33, on the East by Broad Street, on the South by Lot No. 49 and on the West by a 16 feet wide public alley.

UPI NO. 5306F00160000

BEING the same premises which Howard L. Cordrey, Jr., and Marian Cordrey, his wife, by Deed dated 08/01/1991 and recorded 08/15/1991 in the Office of the Recorder of

Deeds in and for the County of Chester in Record Book 2547, Page 61, granted and conveyed unto Richard C. Kunkle.

BEING the same premises which Howard L. Cordrey, Jr., and Marian Cordrey, his wife, by Deed dated August 1, 1991, and recorded August 15, 1991, in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania, in Book 2547, Page 61, granted and conveyed unto Richard C. Kunkle, in fee.

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said 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, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

**And** the said Grantor, for himself and his heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that he, the said Grantor, and his heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against him, the said Grantor, and his heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, shall and will

**Warrant and Forever Defend.**

**In Witness Whereof**, the party of the first part has hereunto set his hand and seal. Dated the day and year first above written.

**Sealed and Delivered  
in the Presence of Us:**

  
RICHARD C. KUNKLE (SEAL)



Commonwealth of Pennsylvania } ss  
County of Delaware

On this, the 22nd day of February, 2022, before me, the undersigned Notary Public, personally appeared **RICHARD C. KUNKLE**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

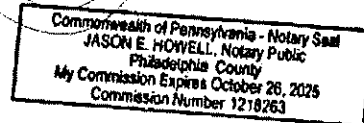
Notary Public

My commission expires 10/26/25

The precise residence and the complete post office address of the above-named Grantees is:

220 S. Scott Avenue  
Glenolden, PA 19036

  
On behalf of the Grantees



<b>Deed</b>	<p>UPI # 53-6F-16</p> <p>RICHARD C. KUNKLE</p> <p>TO</p> <p>PHILIP P. WINICOV and MARGAUX ARAR</p>	<p>ATLANTIC SEARCH &amp; ABSTRACT, INC 1233 Haddonfield Berlin Road Ste 3 Voorhees, NJ 08043 Phone: 856-435-7878, Fax: 856-783-7961</p>
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# EXHIBIT 'C'

# EXHIBIT "C"

RETURN TO  
Tax Stamp/Treasurer's Bond

Commonwealth Land Title Insurance Company TAX PARCEL: 53-6F-16  
FILE: D 012 322 HR

## This Indenture Made this 1st day of August 1991 Between

Howard L. Cordroy, Jr. and Marion Cordroy, his wife (hereinafter called the Grantors),

Richard C. Konkio (hereinafter called the Grantee ),

**Witnesseth** That the said Grantee for and in consideration of the sum of  
ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00)  
lawful money of the United States of America, unto then well and truly paid by the said Grantee, at or  
before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and  
sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm  
unto the said Grantee, his heirs and assigns,

ALL THAT CERTAIN messuage and lot of land, SITUATE in the Township of  
East Goshen, Chester County, Pennsylvania, bounded and described as  
follows: These two lots known as Lot #38 and #44 on Plan of Lots of  
Goshen Heights of record in the Office of the Recorder of Chester  
County, Pennsylvania in Plan Book #1 Page 44.

BEGINNING at a point in the Western side of Broad Street, a corner of  
the herein described premises and Lot #49 conveyed to Harry P. Bickner,  
said point being 100 feet from the North side of Center Street and  
extending Northwardly along Broad Street 100 feet to Lot #33; thence  
extending Westwardly between parallel straight lines 150 feet to a 16  
foot wide public alley.

BEING bounded on the North by Lot #33; on the East by Broad Street; on  
the South by Lot #49 and on the West by a 16 foot wide public alley.

CONTAINING 15,000 square feet of land, be the same more or less,  
BEING in Broad Street,  
Chester County Tax Parcel 53-6F-16

BEING the same premises which Florence C. Sipple, widow by Deed dated  
8-11-1928 and recorded in Chester County, in Deed Book E-30 page 910  
conveyed unto Howard L. Cordroy, Jr. and Marion Cordroy, his wife, as  
tenants by entirety.

BK2547PG061

**Together** with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, 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 said Grantor, as well as law as in C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, and to the same.

**To have and to hold** the said lot or piece of ground above described with the buildings and improvements thereon erected 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.

(SPECIAL WARRANTY)

**And** the said Grantors, for themselves, their 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 Grantors 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 them the said Grantors 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 subject to aforesaid. **WARRANT and forever DEFEND.**

OR

(TRUSTEE'S WARRANTY)

the said do covenant, promise and agree, to and with the said and assigns, by these presents, that the said has/have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantor has/have caused these presents to be duly executed dated the day and year first above written.

Witness my hand and seal this 1st day of March 1962

*James E. Cordrey*

*Howard P. Cordrey* (SEAL)  
Howard L. Cordrey, Jr.  
*Marian Cordrey* (SEAL)  
Marian Cordrey

BR 2547 PG062

COMMONWEALTH OF PENNSYLVANIA } ss.  
COUNTY OF *Delaware*

On this, the *1st* day of August, A.D. 1991, before me,  
the undersigned officer, personally appeared Howard L. Cordrey, Jr. and Marlan Cordrey, his wife  
known to me (or satisfactorily proven) to be the person whose name is (are) subscribed to the within  
instrument, and acknowledged that he executed the same for the purposes therein contained.  
In witness whereof, I hereunto set my hand and official seal.

*James E. Sirooni*  
Notary Public  
My Commission Expires:

OFFICIAL SEAL  
James E. Sirooni, Commissioner of Deeds  
For Commonwealth of Penna., From out of State  
Gloucester Two, Camden Co., N.J.  
(Sec: 1760a, Del. Co. Pa)  
MY Commission Expires April 26, 1995

COMMONWEALTH OF PENNSYLVANIA } ss.  
COUNTY OF

On this, the *1st* day of August, A.D. 1991, before me,  
the undersigned officer, personally appeared  
himself (herself) to be the  
a corporation and that he as such  
being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the  
corporation by himself (herself) as  
In witness whereof, I hereunto set my hand and official seal.

Poor Copy of Time Of Recording

Notary Public  
My Commission Expires:

RETURN TO  
COMMONWEALTH LAND  
TITLE INSURANCE COMPANY  
FIVE, D 012 322 WE

**DECA.**

Howard L. Cordrey, Jr. and  
Marlan Cordrey, his wife

Richard C. Kunkle

53-65-16

14 Broad Street  
Township of West Goshen  
County of Chester  
State of Pennsylvania

SEND TAX BILLS TO:  
14 Broad Street  
West Chester, PA 19380

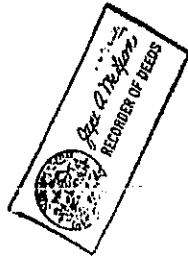
The address of the above-named Grantee  
is  
14 Broad Street  
West Chester, Pa. 19380  
*James E. Sirooni*  
On behalf of the Grantee

BK2547PG063

042497

RECORDER OF DEEDS  
CHESTER COUNTY, PA

91 AUG 15 AM 9:55



042497

DEED

13.00

TAX

0.50

E ROSHEM 1500.00

STATE STAMPS 1500.00

GUTH 3000.00

TOTAL 3000.00

CHECK 1500.00

CHECK 1500.00

ITEM 2

08-15-91 THU NO RETRY 2304 091527H

*East 2304  
13.50  
9108*

8K2547PG064



# EXHIBIT 'D'



JUN 13 12 13 PM '66

No. 332P Fee Simple Deed - Typewriter  
The A. L. Brown Co., 15 N. 11th St., Philadelphia

DEED OF DEEDS

This Indenture

Made the

11<sup>th</sup>day of June  
hundred and Sixty-eight 1968in the year of our Lord one thousand nine  
Between FLORENCE G. SUPPSE, widow,

of Chester County and State of Pennsylvania

(hereinafter called the Grantor), of the one part, and  
HOWARD L. CORIBBY, JR. and MARIAN CORIBBY, his wife, of the said County and State;(hereinafter called the Grantee), of the other part;  
Witnesseth, That the said Grantor for and in consideration of the sum of  
TWENTY ONE THOUSAND FIVE HUNDRED DOLLARS lawful  
money of the United States of America, unto her well and truly paid by the said  
Grantee at and before the sealing and delivery of these presents, the receipt whereof is  
hereby acknowledged, has granted, bargained, sold, aliened, conveyed, released and  
confirmed, and by these presents do as grant, bargain, sell, alien, convey, release and  
confirm unto the said Grantee, their Heirs and Assigns,

as tenants by entireties.

ALL THAT CERTAIN messuage and lot of land situate in the Township of East Goshen,  
Chester County, Pennsylvania, bounded and described as follows; Those two lots  
known as lots #38 and #44 on Plan of Lots of Goshen Heights, of record in the Office  
of the Recorder of Chester County, Pennsylvania in Plan Book #1, page 24.BEGINNING at a point in the Western side of Broad Street, a corner of the herein  
described premises and lot #49 conveyed to Harry F. Sickler; said point being One  
Hundred feet from the North side of Center Street and extending Northwardly along  
Broad Street One Hundred feet to lot #33; thence extending Westwardly between  
parallel straight lines One Hundred Fifty feet to a Sixteen feet wide public alley.  
BEING bounded on the North by lot #33 on the East by Broad Street on the South by  
lot #49 and on the West by a Sixteen feet wide public alley.

CONTAINING 15,000 square feet of land, be the same more or less.

Being 14 Broad Street.

BEING the same premises which Ernestine M. Bevan and Walter E. at vir by Deed

E 38 PAGE 913

dated June 26, 1928 and recorded in Chester County in Deed Book 3-17, Vol. 415,  
page 104 conveyed unto Florence C. Supplee in fee.

Together with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereto 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 said Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their Heirs and Assigns, to and for the only proper use and behoof of the said Grantee, their Heirs and Assigns forever, as tenants by entireties.

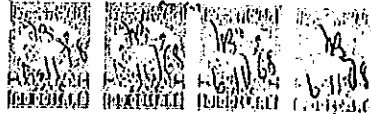
VALUE OF PREMISES AS DEFINED BY  
ORDINANCE IS \$21,500.00 NOT PAID  
PAID ON SIX

REAL ESTATE TAX  
PAID ON 21500.00

John B. Guff 215.

LAND  
INSURANCE COMPANY

By Wm. C. Guff



And the said Grantor, for herself, her

Heirs, Executors, and Administrators does by these presents covenant, grant and agree, to and with the said Grantee, their Heirs and Assigns, that she the said Grantor, her

Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their Heirs and Assigns, against her the said Grantor, her

Heirs, and against all and every other Person and Persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them. Shall and Will WARRANT and forever DEFEND.

In Witness Whereof the said party of the first part to these presents has hereunto set her hand and seal. Dated the day and year first above written.

Signed, Sealed and Delivered

Wm. C. Guff

Florence C. Supplee  
Florence C. Supplee

SEAL

SEAL

SEAL

For state return returned representative  
tax on full possession including  
liens and encumbrances.

E 38 MAY 914

COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF Philadelphia } ss.

On this, the 11<sup>th</sup> day of June 1968, before me, a Notary Public for  
the undersigned office,  
personally appeared FLORENCE G. SUPPLE, widow  
known to me for satisfactorily proven to be the person whose name is subscribed to the within  
instrument, and acknowledged that she executed the same for the purposes therein contained.  
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

*Kerry C. Lence*  
Notary Public, Philadelphia, Pennsylvania  
(My Commission Expires January 3, 1971)  
Title of Office

**RECORDED**  
COMMONWEALTH LAND  
TITLE INSURANCE COMPANY  
C-317-363-n

FLORENCE G. SUPPLE  
widow

to

HOWARD L. COONEY, JR.  
Chester County, Pennsylvania

Precises: 14 Broad Street  
East Germantown, Pa.  
Chester County  
Pennsylvania

No. 1007  
For A. Lence Co., 11 N. 11th St., Philadelphia

PAYEE

H.C. in Ches. Co. Pa. in D4 BK E-38 pg 913

E 38 pg 915

The residence of the within named Grantee is

14 Broad St.  
East Germantown, Pa.  
On behalf of said Grantee  
*Kerry C. Lence*

# EXHIBIT 'E'

## DEED

ERNESTINE M. DEVAN, ET AL  
TO  
FLORENCE C. SUPPLEE

## This Indenture,

Made the Twenty-sixth day of

June in the year of our Lord one thousand nine hundred and twenty-eight,  
BETWEEN Ernestine M. Devan and Walter E. Devan, her husband, of the  
Township of East Goshen, County of Chester, and State of Pennsylvania,  
parties of the first part, AND Florence C. Supplee of the Borough of  
West Chester, County and State aforesaid, party

of the second part; Witnesseth, That the said part 1st of the first part, for and in consideration of the sum of One Dollar  
tenth money of the United States of America, well and truly paid by the said part 2nd of the second part to the said part 1st  
of the first part at and before the making and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, conveyed,  
sold, aliened, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, release, convey and confirm  
unto the said part 2nd of the second part her Heirs and Assigns,

ALL THAT CERTAIN message and lot of land situate in the township of East Goshen, Chester County, Pennsylv-  
ania, bounded and described as follows: These two lots known as Lots Nos. 36 and 44 on Plan of Lots of  
Goshen Heights, of record in the Office of the Recorder of Chester County, Pa., in Plan Book No. J, page 44.

BEGINNING at a point in the western side of Broad Street, a corner of the herein described premises and  
lot No. 46, conveyed to Harry F. Sickler; said point being one hundred feet from the north side of said  
Street, and extending northwardly along Broad Street one hundred feet to lot No. 33; thence extending westwardly  
between parallel straight lines one hundred and fifty feet to a sixteen feet wide Public Alley;

USING bounded on the north by Lot No. 33 on the east by Broad Street, on the south by Lot No. 46 and on  
the west by a sixteen feet wide Public Alley. CONTAINING fifteen thousand square feet of land, be the same  
more or less.

BEING the same premises which Harry F. Taylor and wife, by deed dated March 24th, 1925 and recorded in  
the Recorder's Office of Chester County in Deed Book G-18, Vol. 379, page 106, granted and conveyed unto  
Ernestine M. Devan, in fee.

TOGETHER with all and singular the Buildings, Improvements, Woods, Ways, Rights, Liberties, Privileges, Hereditaments and Appurtenances to the same belonging, as in any  
wise appertaining and the extension and extension, remainder and remainder, rents, issues, and profits thereof, and of every part and parcel thereof; AND ALSO, all the estate,  
right, title, interest, property, possession, claim and demand whatsoever both in law and equity of the said part 1st of the first part, of, in and to the said premises,  
with the appurtenances;

TO HAVE AND TO HOLD the said premises all and singular the appurtenances,  
unto the said part 2nd of the second part, her Heirs and Assigns, to the only proper use, benefit, and behoof of the said part 2nd of  
the second part, her Heirs and Assigns forever.  
And the said parties of the first part, for themselves, their Heirs, Executors and Administrators, do  
by these presents bargain, grant and agree, to and with the said part 2nd of the second part, her Heirs and Assigns forever, that they  
the said parties of the first part, for themselves, their Heirs, and Assigns forever, shall and lawfully do, in and to the said premises herein  
above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said part 2nd of the second part, her  
Heirs and Assigns, against them the said parties of the first part, their Heirs, and against all and every other person, or  
person, whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them  
SHALL AND WILL, by these presents WARRANT AND FOREVER DEFEND  
IN WITNESS WHEREOF, The said part 1st of the first part to these presents have hereunto set their hands and seal a Dated the  
day and year first above written.

Signed, Sealed and Delivered in the presence of

Harry F. Taylor  
Wm. Williams.

Ernestine M. Devan (SEAL)  
Walter E. Devan, (SEAL)

Revised the day of the date of the above Indenture of the above named Florence C. Supplee the full amount of the within named  
purchase money.

Ernestine M. Devan.

State of Pennsylvania County of Chester ss:  
ON THE 26th day of June Anno Domini 1928 before me a Justice of the Peace duly commissioned,  
in and for said County and State,  
personally appeared the above named Ernestine M. Devan and Walter E. Devan, her husband

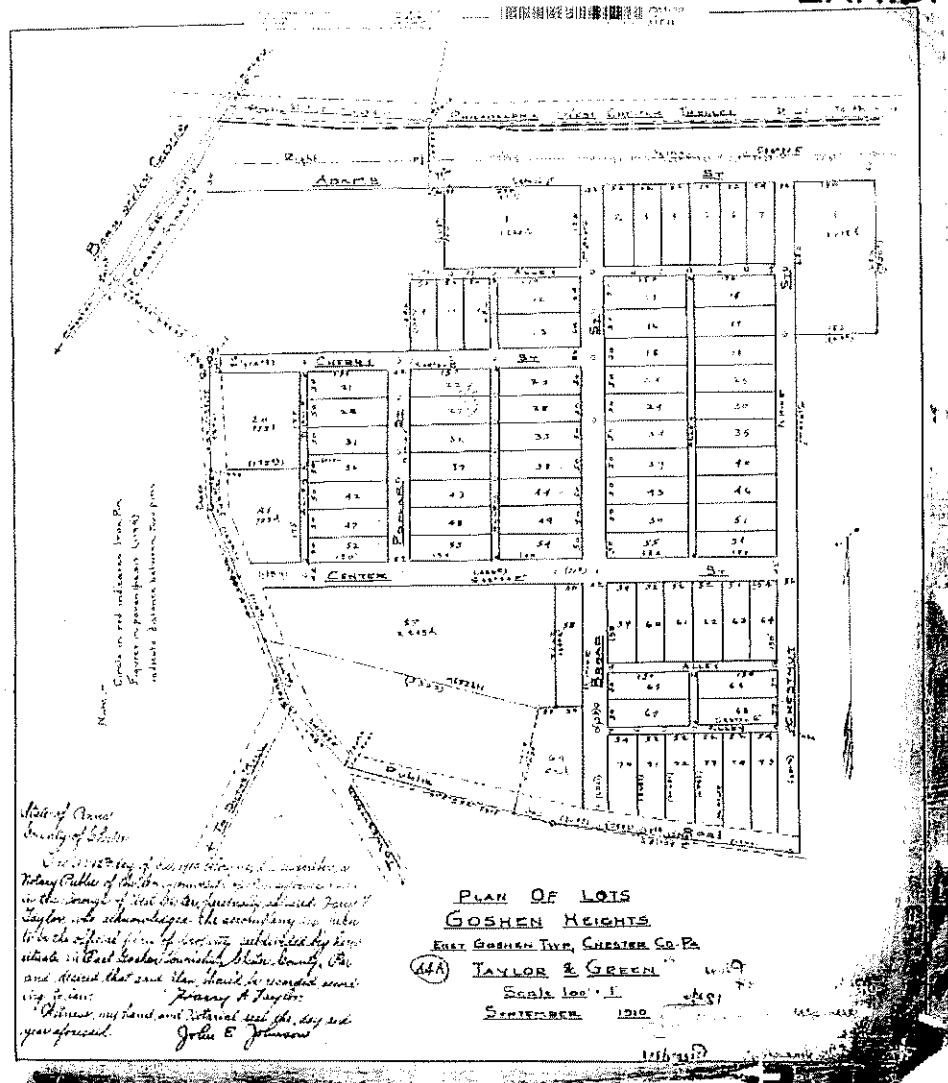
and in due form of law acknowledged the above INDENTURE to be their and each of their act and deed, and desired the same might be recorded as such.

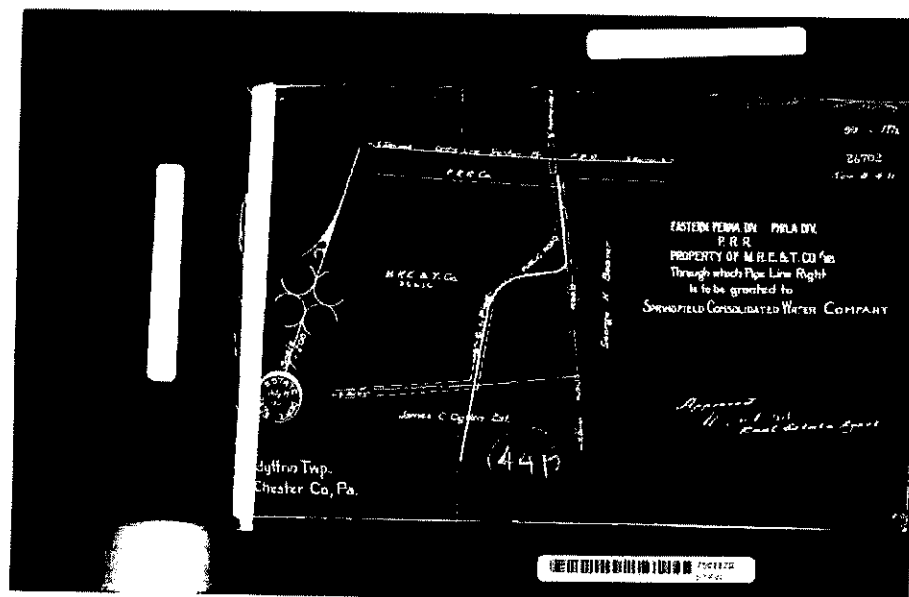
Witness my hand and Official seal the day and year aforesaid  
Recorded June 26, 1928

Harry F. Taylor, Justice of the Peace.  
My Commission Expires Jan. 6th, 1932.

OFFICIAL  
SEAL

# EXHIBIT 'F'







Plans ofDepartment of the Interior, Bureau of Land Management

Bureau of Land Management

Department of the Interior

The Bureau of Land Management is a part of the Department of the Interior. It is responsible for the management and conservation of the public lands of the United States. The Bureau's mission is to protect and manage the public lands for the benefit of the present and future generations. It does this by planning, developing, and carrying out a variety of programs and activities. These include land acquisition, land disposal, land use planning, and land conservation. The Bureau also works to protect the natural resources of the public lands, such as wildlife, fish, and plants. It also works to protect the cultural resources of the public lands, such as historic sites and structures. The Bureau's work is done in cooperation with other federal agencies, state governments, and local communities.

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Bureau of Land Management

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Department of the Interior, Bureau of Land ManagementDepartment of the InteriorDepartment of the Interior, Bureau of Land Management

Bureau of Land Management

Department of the Interior, Bureau of Land ManagementDepartment of the Interior, Bureau of Land Management

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

May 10, 2022

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

**Re: Zoning Hearing Board Application / 14 Broad St.**

Dear Board Members:

At their meeting on April 19, 2022, the Board of Supervisors voted unanimously in favor of a motion to authorize the Township Solicitor to defend the Zoning Officer's determination in the Zoning Appeal matter for 14 Broad Street.

The Board also passed a motion (4-1) to refer the applicant's request for variance relief to the Zoning Hearing Board without prejudice.

Sincerely,



Mark A. Gordon  
Township Zoning Officer




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

**AFFIDAVIT OF POSTING**

Date of Posting: May 9, 2022  
Property Location: 14 Broad St, West Chester, PA, 19382  
Tax Parcel Number: 53-6F-14  
Type of Hearing: Zoning Hearing Board (Appeal-Variance)  
Date of Hearing: May 19, 2022


I Mark A. Gordon East Goshen Code Official swear that on  
May 9, 2022 I posted the appropriate notification of the hearing referenced above.

Signed and sealed this 9th day of May 9, 2022.

  
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

**On Thursday, May 19, 2022 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 Appeal and Application of Philip Winicov, regarding his property located at 14 Broad Street, West Chester, East Goshen Township, Chester County, Pennsylvania 19382 (Tax Parcel I.D. No.: 53-6F-16), which is located in the Township's R-3 (Medium Density Residential) Zoning District.**

**The Applicant is pursuing the following: (i) an appeal of the Township Zoning Officer's determination and denial of Applicant's request to use an accessory structure at the property as a second dwelling unit, pursuant to Township Zoning Ordinance Section 240-23, whereby the Zoning Ordinance permits no more than one (1) principal use on a lot; and (ii) in the alternative, a use variance to allow an accessory structure to be used as a second principal use on the property. The Township Zoning Officer maintains that absent variance relief, multiple, principal uses are not permitted in the Township's R-3 Zoning District, whereby Applicant seeks to reside in the existing principal structure at the property, while leasing the accessory structure.**

**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.**



# EAST GOSHEN TOWNSHIP - PUBLIC MEETING -

On Thursday, May 19, 2022 at 7 p.m., at the East Goshen Township building, 1580 Pott's Pike, West Chester, Pennsylvania 19380, the East Goshen Township Zoning Hearing Board will conduct a public hearing to consider the Zoning Ordinance Board Appeal and Application of Philip Winters, located at 14 Broad Street, West Chester, Pennsylvania 19382, for a change from Township's R-3 (Medium Density Residential) Zoning District to Township's R-3 (Medium Density Residential) Zoning District.

The Applicant is pursuing the following: (i) an appeal of the Township Zoning Officer's determination and denial of a request to use an accessory structure at the property, and (ii) in the alternative, a use pursuant to Township Zoning Ordinance Section 15.01(1) to allow an accessory structure on the property. The Township Zoning Officer has determined that the proposed use is not a permitted use on the property. The Township Zoning Officer has determined that the proposed use is not a permitted use on the property.

If any person who wishes to assist in the proceedings, he or she should contact the Township Zoning Officer at (610) 682-2771, to discuss how those needs may be accommodated.

# EAST GOSHEN TOWNSHIP - PUBLIC MEETING -

On Thursday, May 19, 2022 at 7 p.m., at the East Goshen Township building, 1580 Pott's Pike, West Chester, Pennsylvania 19380, the East Goshen Township Zoning Hearing Board will conduct a public hearing to consider the Zoning Ordinance Board Appeal and Application of Philip Winters, located at 14 Broad Street, West Chester, Pennsylvania 19382, for a change from Township's R-3 (Medium Density Residential) Zoning District to Township's R-3 (Medium Density Residential) Zoning District.

The Applicant is pursuing the following: (i) an appeal of the Township Zoning Officer's determination and denial of a request to use an accessory structure at the property, and (ii) in the alternative, a use pursuant to Township Zoning Ordinance Section 15.01(1) to allow an accessory structure on the property. The Township Zoning Officer has determined that the proposed use is not a permitted use on the property. The Township Zoning Officer has determined that the proposed use is not a permitted use on the property.

If any person who wishes to assist in the proceedings, he or she should contact the Township Zoning Officer at (610) 682-2771, to discuss how those needs may be accommodated.



EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

April 8, 2022

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

**Re: Zoning Hearing Board Application / 14 Broad St.**

Dear Board Members:

At their meeting on April 6, 2022, the Planning Commission voted unanimously in favor of the following motion regarding the Zoning Hearing Board application submitted by the owner of 14 Broad St.:

*Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors take "No Position" on this ZHB Application.*

Sincerely,



Mark A. Gordon  
Township Zoning Officer

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

March 7, 2022

Mr. Philip Winicov  
14 Broad St.  
West Chester, PA 19382

**Re: Use and Occupancy**  
**TPN 53-6F-16 / 14 Broad St., West Chester, PA 19382**

Dear Mr. Winicov:

The above referenced property has recently been issued a Temporary Access Certificate, which allows access to the property in order to correct several safety issues identified during the recent Re-Sale U&O Inspection. Please correct those outstanding issues and call the Township to schedule a final inspection for the Use and Occupancy Certificate.

The above referenced property is located in the R-3 Medium Density Residential zoning district, is improved with a single-family home a garage/barn, and an accessory structure. The lot is zoned for Single Family residential use and has a lot size of +/- .34 ac / +/- 14,810 s.f.

Your request to use the accessory structure as a second dwelling unit on the property is **DENIED**. Lots are permitted to have one principal use, per §240-23 of the Zoning Ordinance. Accordingly, multiple principal uses are not permitted in the R-3 zoning district.

**§ 240-23 General regulations.**

General regulations applicable to all districts.

**A.** Limit of one principal use. No more than one principal use shall be permitted on a lot unless specifically permitted by this chapter.

The accessory structure may continue to be used as an accessory structure to the principal use of the single-family detached dwelling in accordance with the provisions of § 240-32 of the Zoning Ordinance (a copy of which is attached hereto for your reference), but it may not be occupied as a dwelling unit.

**§240-6 Definitions**

**ACCESSORY STRUCTURE**

A structure serving a purpose customarily incidental to the use of the principal building and located on the same lot as the principal building.

**DWELLING UNIT (or HOUSING UNIT)**

A single habitable living unit occupied by only one family. See definition of "family." Each dwelling unit shall have its own toilet, bath or shower, sink, sleeping area, stove, oven and refrigerator, and separate access to the outside or to a common hallway or balcony that connects to outside access at ground level. No dwelling unit shall include a separate living area that is completely separated by interior walls so as to prevent interior access from the remainder of the living area, or shall include a second kitchen, unless specifically permitted by this chapter.

**FAMILY**

A single person occupying a dwelling unit and maintaining a household; two or more persons related by blood, marriage, formal foster relationship or adoption occupying a dwelling unit, living together and maintaining a common household, including not more than one boarder, roomer or lodger; or not more than three unrelated persons occupying a dwelling unit, living together and maintaining a common household.

You have the right to appeal this zoning determination to the Zoning Hearing Board or to request a variance from the Zoning Ordinance provisions detailed herein. Your **COMPLETE** Zoning Hearing Board Application and Fee of \$550.00 must be received within 30 days of the date of this letter. The Zoning hearing board application is available on the Township Website.

Please call me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark A. Gordon', with a horizontal line extending from the end of the signature.

Mark A. Gordon  
Township Zoning Officer



G:\jondrev\2022\2203069\_14 & 16 Broad Street\DESIGN\CAD\Production Drawings\Exhibit Design.dwg Layout: Exhibit Plotted By: mzre, on Fri Mar 25, 2022 at 9:51am



GENERAL NOTES:

1. PROPERTY KNOWN AS TAX PARCEL #5306F00160000 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF EAST GOSHEN, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA.
2. CONTAINING 15,000 IN SQ FT (OR 0.34 ACRES), MORE OR LESS.
3. THIS PLAN WAS PREPARED USING THE REFERENCED PARCEL INFORMATION, DEED BOOK, PLANS, AND LIDAR INFORMATION. NO FIELD SURVEY WAS PERFORMED BY GILMORE & ASSOCIATES, INC.
4. SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

REFERENCES:

1. TAX MAP FOR THE TOWNSHIP OF EAST GOSHEN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA.
2. DEED BOOK 10,829, PAGE 2256, DATED FEBRUARY 22, 2022.
3. PLAN ENTITLED, "PLAN OF HEIGHTS, GOSHEN HEIGHTS" PREPARED BY TAYLOR & GREEN, DATED SEPTEMBER, 1910.
4. CONTOUR INFORMATION IS BASED ON ACQUIRED LIDAR DATA.
5. AERIAL IMAGE ACQUIRED THROUGH CIVIL 3D GEOLOCATION PROVIDED BY MICROSOFT CORPORATION, MAXAR, CNES, AND AIRBUS.

EXISTING IMPERVIOUS BREAKDOWN

R3 RESIDENTIAL ZONING DISTRICT

NET SIZE TO DEED LINE: 15,000 SF

	EXISTING
DWELLING:	1,093 SF
DETACHED LIVING SPACE	716 SF
GARAGE:	671 SF
SHED:	132 SF
DRIVEWAY:	1,819 SF
PORCHES:	198 SF
STONE PATH:	112 SF
CONCRETE WALK:	123 SF

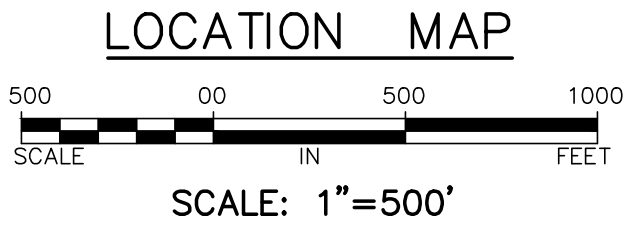
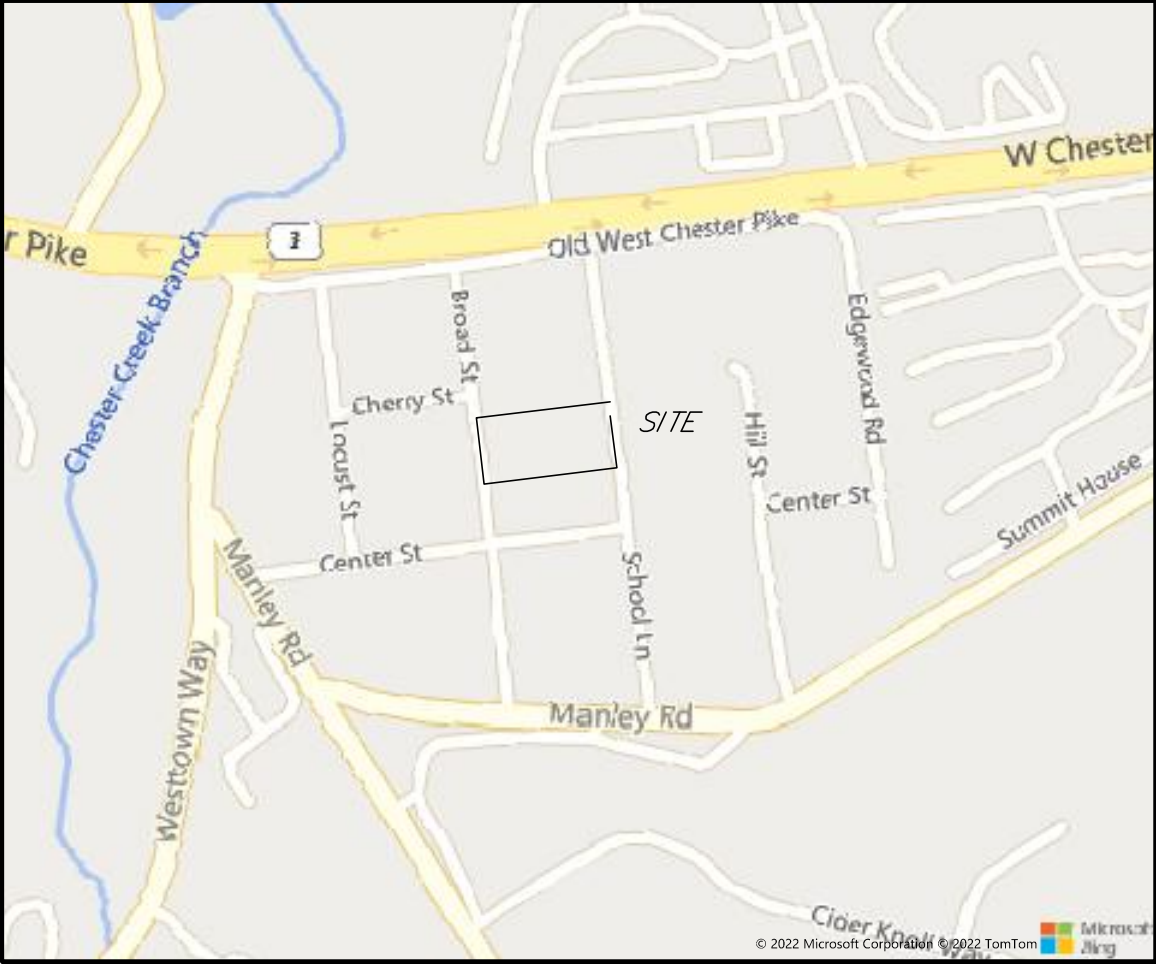
TOTAL BUILDING COVERAGE:	2,612 SF (17.4%)
TOTAL IMPERVIOUS COVERAGE:	4,864 SF (32.4%)

R3 ALLOWABLE BUILDING COVERAGE:	25%
R3 ALLOWABLE IMPERVIOUS COVERAGE:	35%

R3 RESIDENTIAL ZONING DISTRICT  
BUILDING REQUIREMENTS

	REQUIRED	EXISTING
LOT AREA (SINGLE FAMILY DETACHED DWELLING)	18,000 SF	15,000 SF*
LOT WIDTH (AT BSL)	100'	100'
LOT WIDTH (AT STREET LINE)	50'	100'
PRINCIPAL BUILDING:		
FRONT YARD	30'	11.60**
AVERAGE FRONT YARD	40'	11.68**
REAR YARD	30'	3.42**
SIDE YARD (EACH)	20'	1.42**
BUILDING HEIGHT	30'	<30'

\*EXISTING NONCONFORMITY



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

5100 TELEMAR STREET SUITE 100 ALENCO, PA 18829 (610) 348-6901 • www.gilmore-associ.com

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REV.	DESCRIPTION	DATE	BY

ZONING HEARING BOARD EXHIBIT PLAN  
**T.M.P. 5306F00160000**  
**14 & 16 BROAD STREET**  
EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 22-03069	TAX MAP PARCEL No.: 5306F00160000
TOTAL AREA: 0.34 AC.	DATE: 03/21/22
SCALE: 1"=20'	DRAWN BY: MRZ
CHECKED BY: EG	SHEET NO.: 1 OF 1

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irwin Run Road  
West Mifflin, Pennsylvania  
15122 - 1078

**811**

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776  
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50. GILMORE & ASSOCIATES INC. HAS NOT OBTAINED A PA-ONE CALL SERIAL NUMBER FOR DESIGN PURPOSES.

