

East Bradford Township Zoning Hearing Board Meeting Minutes May 15, 2023

The May 15, 2023 Zoning Hearing Board meeting was held in the McCardle Meeting Room in the Township Building, 676 Copeland School Road, West Chester. The meeting agenda was posted to the Township website and at the Township Building on May 9, 2023. Copies of the agenda were also available for attendees.

Zoning Hearing Board members present:
Kamil-Ali Jackson, Chair
Andy Schaum, Vice Chair
Seth Whitelaw, alternate member

Staff/Professionals present:
Kim Venzie, Esquire, Zoning Hearing Board Solicitor
Andrea Campisi, Director of Planning and Zoning/Zoning Officer

Others in attendance:
Mark Haggerty, court reporter, Matthew McKeon, Jonathan Heil and Louis Brown

CALL TO ORDER: The meeting was called to order at 7:00 p.m. by Zoning Hearing Board Chair Ali-Jackson.

PUBLIC COMMENT: None

MEETING MINUTES:

March 20, 2023 minutes: Mr. Schaum made a motion to approve the minutes. Dr. Whitelaw seconded the motion. All members were in favor. The motion carried.

OLD BUSINESS:

1. None

NEW BUSINESS:

Property: 204 N. Benjamin Drive, 51-5-80.3
Applicant: Jonathan Heil

The applicant, Jonathan Heil, seeks the following use and dimensional variances from the Code and any and all relief necessary to construct a 992 sq. ft. separate building and dwelling unit on the property. The proposed building would be connected to the existing dwelling via a roofed but otherwise open breezeway:

- Section 115-18.C(1) to permit more than one single-family detached dwelling on the property;
- Section 115-19.A(1) and 115-19.C(1) from the required minimum net lot area per dwelling unit;

- Section 115-19.C(2) to provide a minimum lot width at the building line of 135' when 150' is required;
- Section 115-19.C.(7) to provide a 13.7' setback for the building where 20' is required.

Ms. Venzie entered four exhibits into the record on behalf of the Zoning Hearing Board. There were no members of the public present to request party status to the hearing. Mr. McKeon was present on the applicant's behalf and presented exhibit packages to the Zoning Hearing Board members, including but not limited to proof that neighbors were notified, and the property was posted as required by the Zoning Ordinance. Mr. McKeon presented testimony on behalf of the applicant.

The Board deliberated. After deliberating, Ms. Venzie stated that the Board agreed to grant the applicant the relief requested to construct the detached structure on the property and to use it for limited housekeeping facilities subject to certain conditions. Ms. Ali-Jackson made a motion to approve the variances. Mr. Schaum seconded the motion. All members were in favor and the motion carried.

Ms. Venzie asked for a waiver from the requirement in the Municipalities Planning Code to send the decision within 24 hours. Mr. McKeon agreed to waive the requirement.

NEXT MEETING: The next Zoning Hearing Board meeting will be held on June 19, 2023.

ADJOURNMENT / CONTINUANCE: The meeting adjourned at 8:23 p.m.

Meeting minutes recorded by: Andrea Campisi, Zoning Officer