

# East Bradford Township Zoning Hearing Board Meeting Minutes July 24, 2023

The July 24, 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 on July 10, 2023 and at the Township Building on July 20, 2023. Copies of the agenda were also available for attendees.

Zoning Hearing Board members present:

Kamil-Ali Jackson, Chair  
Andy Schaum, Vice Chair  
Dan Bush

Staff/Professionals present:

Tom Oeste, Esquire, Zoning Hearing Board Solicitor  
Andrea Campisi, Director of Planning and Zoning/Zoning Officer

Others in attendance: Gale M. Fitzpatrick, court reporter, Nicholas Hyduke and several members of the public were also in attendance.

**CALL TO ORDER:** The meeting was called to order at 7:01 p.m. by Zoning Hearing Board Chair Kamil Ali-Jackson.

**PUBLIC COMMENT:** None

**MEETING MINUTES:**

June 19, 2023 minutes: Mr. Schaum made a motion to recommend approval of the minutes. Ms. Ali-Jackson seconded the motion. All members were in favor. The motion carried.

**OLD BUSINESS:**

1. None

**NEW BUSINESS:**

**Property: 1313 Bridge Road, Tax Parcel #51-6-7.10**  
**Applicant: Nicholas Hyduke**

The applicant requests the following variance from the Code and any all relief necessary to construct a single-family dwelling and driveway on the Property: Section 115-6, from the definition of a lot to use a shared driveway to access the new home rather than building a separate driveway for direct access to the street.

Mr. Oeste entered exhibits into the record on behalf of the Zoning Hearing Board. Mr. Oeste asked if any members of the public wished to be granted party status. Arthur Sagnor, an attorney present on behalf of the owner of 111 Avery Place, the Patricia Jefferis Living Trust, requested party status on behalf of his client. Francis McCool, the owner of 100 Avery Place, also requested party status.

Nicole Addis, the owner of 1329 Bridge Road, also requested party status. Mr. Hyduke did not object to these requests for party status and all requests were granted by the Board.

Mr. Hyduke was sworn in. He presented exhibit packages to the Zoning Hearing Board members, including but not limited to proof that neighbors were notified, and that the property was posted as required by the Zoning Ordinance. Mr. Hyduke presented testimony on behalf of the application.

Mr. Sagnor asked questions of Mr. Hyduke and entered three exhibits into the record. Nicole Addis also asked Mr. Hyduke several questions. Mr. Sagnor stated his belief that the two lots owned by the applicant, one of which is the subject of this variance application, have been merged. Discussion ensued as to whether the doctrine of merger applies to these two lots.

Following the testimony, the Board deliberated. After deliberating, Mr. Oeste read the following motion on the Board's behalf: A motion to approve the variance subject to conditions. Ms. Ali-Jackson moved to approve the motion. Mr. Schaum seconded the motion. All members were in favor and the motion carried. The variance was approved.

**NEXT MEETING**: The next Zoning Hearing Board meeting will be held on August 21, 2023.

**ADJOURNMENT / CONTINUANCE**: The meeting adjourned at 8:31 p.m.

Meeting minutes recorded by: Andrea Campisi, Zoning Officer