

East Bradford Township Zoning Hearing Board Meeting Minutes September 19, 2022

The September 19, 2022 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 September 12, 2022 and was posted at the Township Building on September 15, 2022. The Hearing was also advertised in the September 5 and September 12, 2022 editions of the Daily Local News.

Zoning Hearing Board members present:

Kamil Ali-Jackson, Vice Chair
Andy Schaum
Seth Whitelaw, Alternate member

Zoning Hearing Board members absent:

Al Gollatz, Chair

Staff/Professionals present:

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

Others in attendance:

Timothy Strosser
Anne Zetterberg
Mathew McKeon, Esquire
Dave Wallace
Mark Hagerty, Court Reporter

CALL TO ORDER: The meeting was called to order at 7:00 p.m. by Zoning Hearing Board Solicitor Tom Oeste. Mr. Oeste introduced the members of the Zoning Hearing Board and informed the attendees that the board is a quasi-judicial body.

PUBLIC COMMENT: None

MEETING MINUTES:

January 24, 2022 minutes:

Mr. Schaum made a motion to approve the minutes. Ms. Ali-Jackson seconded the motion. All members were in favor with the exception of Mr. Whitelaw, who abstained as he was not in attendance at the meeting. The motion carried.

OLD BUSINESS:

1. Rules of Procedure, revised

Mr. Oeste indicated that the Rules of Procedure have been updated. He asked if the Board is in a position to adopt them this evening or if they wish to defer adoption to a future hearing.

Ms. Ali-Jackson made a motion to approve the revised Rules of Procedure. Mr. Schaum seconded the motion. All members were in favor and the motion carried.

NEW BUSINESS:

1. 924 Briarwood Circle, 51-2-111.6, Anne D. Zetterberg

Mr. Oeste indicated that the applicant seeks the following variance and any and all relief necessary to construct a 9' by 10' sunroom addition on the front of the home facing Briarwood Circle:

- (1) Section 115-15C.7 to allow the proposed sunroom addition to provide a building setback line of 57' rather than the required 75'.

Mr. Oeste entered four Board exhibits into the record. The applicant, Anne Zetterberg, was present and was represented by her contractor, Timothy Strosser. Mr. Strosser submitted into the record copies of green cards and a copy of the public notice of the hearing posted at the property. Mr. Strosser said the notices were sent in accordance with the Township Zoning Ordinance. Mr. Strosser presented testimony in support of the variance request and entered additional exhibits into the record.

After the testimony, the Zoning Hearing Board deliberated. Mr. Oeste suggested the following conditions be imposed on the application should the Zoning Hearing Board choose to approve the variance:

1. The relief granted is only for the variance as requested and approved by the Zoning Hearing Board.
2. Except as modified by the relief granted, Applicant and the owner of the Property shall comply with all requirements of the Township Code, including but not limited to all area and bulk requirements of the R-2 Residential Zoning District and all other Township ordinances and regulations.
3. Applicant and the owner of the Property shall obtain and comply with any and all applicable federal, state, and local governmental approvals and permits, as may be necessary.
4. Applicant and the owner of the Property, and the construction of the sunroom addition, shall comply in all respects with the representations and commitments made in the testimony and exhibits presented at the hearing.

After deliberating, Ms. Ali-Jackson made a motion to recommend approval of the variance subject to the conditions recommended by Mr. Oeste. Mr. Schaum seconded the motion. All members were in favor of the motion and the motion carried.

2. 914 Greene Countrie Drive, 51-3-44, David and Catharine Wallace

Mr. Oeste announced that this application will be continued to a hearing scheduled for October 3, 2022 at the request of the applicant to enable proper notification of nearby property owners in compliance with the Township Code. He indicated that the hearing would commence at 7 pm at the Township Building. Ms. Ali-Jackson made a motion to recommend approval of the continuance. Mr. Schaum seconded the motion. All members were in favor and the motion carried.

NEXT MEETING: The next Zoning Hearing Board meeting is scheduled for October 3, 2022 at 7 pm.

ADJOURNMENT / CONTINUANCE: The meeting adjourned at 7:30 p.m.

Meeting minutes recorded by: Andrea Campisi, Zoning Officer