

## **East Bradford Township Historical Commission Meeting Minutes November 15, 2022**

### **REGULAR MEETING:**

The East Bradford Township Historical Commission held a meeting on November 15, 2022 in the McCardle Meeting room at the Township Building, 676 Copeland School Road, West Chester. The meeting agenda was posted to the Township website and at the Township Building on November 10, 2022. Copies were also available for attendees.

**Commission Members present:** John Marshall, Chair  
Craig Gear, Vice Chair  
Jean Renshaw  
Ann Armstrong  
Tom Russo  
Brett McHugh

**Commission Members absent:** Brad Roeder

**Staff members in attendance:** Andrea Campisi, Director of Planning & Zoning

**Others/Citizens/Residents in attendance:** None

The meeting was called to Order at 7:00 p.m.

**PUBLIC COMMENT:** None

### **MEETING MINUTES:**

October 18, 2022: Mrs. Renshaw made a motion to recommend approval of the minutes. Mrs. Armstrong seconded the motion. All members were in favor and the motion carried.

**EXECUTIVE SESSION:** The Commission met in Executive Session from 8:00 to 8:22 pm to discuss a legal matter.

**REPORTS/ANNOUNCEMENTS/CORRESPONDENCE/PRESENTATIONS:** None

### **OLD BUSINESS:**

#### **Certified Local Government (CLG) Training**

Ms. Campisi noted that Ann Armstrong and Tom Russo attended the Chester County Historic Preservation Network's Fall Workshop on November 12<sup>th</sup>.

### **NEW BUSINESS:**

1. Preapplication review of a variance – 240 Lucky Hill Road, Tax Parcel #51-6-16, Class I, HR# 96.

The property owner discussed the following future variance request with the Commission:

- Zoning Ordinance Section 115-96B - to construct an addition onto the existing home that exceeds the 25% expansion limit for nonconforming structures.

The proposal includes the construction of an addition not to exceed a net additional 1,500 sq. ft. where a maximum 201 sq. ft. is permitted by this section.

Mrs. Renshaw presented the proposal and explained that the Zoning Ordinance limits expansion of nonconforming structures to 25% of the existing footprint. She said her entire home is within the required 75' building setback line and is therefore nonconforming. She explained that the footprint of her house is 880 sq. ft. and due to the 25% expansion limit only a 200 sq. ft. addition is permitted by right. Mrs. Renshaw presented plans and explained that upon filing a variance application she will request that if granted that a variance not be granted for a specific plan but instead will ask for relief for an addition that does not exceed a net additional 1,500 sq. ft. She explained that she prepared the plans herself using a professional architect's computer program as she is concerned with spending a significant amount of money on architectural plans with no guarantee that the variance will be granted.

Mrs. Renshaw said Ms. Campisi told her that the Zoning Hearing Board application requires a detailed plan showing the proposal for which relief is being sought. Mrs. Renshaw said the plans that she has drawn up will be fine tuned by an architect should the variance be granted but she noted that an architect may place the addition differently which is why she will seek relief for up to a certain amount to provide some flexibility. She also noted that since the house is a Class 1 resource, that the Historical Commission will have to review the final details of the addition which is another reason flexibility is needed. Ms. Renshaw explained that the house is built into the bank where the second floor contains the main living area which is accessed at grade at the rear of the home from the existing driveway. She further explained that the goal is to adapt the house so that it can accommodate one floor living to accommodate her husband's health issues.

Discussion ensued amongst the Commission members and those familiar with the variance process agreed that a specific plan is needed to appear in front of the Zoning Hearing Board. Mr. Marshall stated that there appears to be a hardship with the property since it is nonconforming and there is a need to adapt it and make it work for Mrs. Renshaw and her family. Mr. Marshall felt the addition as proposed is appropriate to the historic resource as it is behind it. After discussing the proposal, the Commission suggested that Mrs. Renshaw consider showing the proposed addition with a footprint of 1,500 sq. ft. so that when the Zoning Hearing Board reviews the proposal they understand the maximum size it could be even though the addition may ultimately be smaller.

After the discussion the Commission was supportive of the size and location of the addition as proposed.

***OTHER BUSINESS NOT ON THE AGENDA:***

***MEETING ADJOURNED:*** The meeting adjourned at 8:22 p.m. on motion of Mrs. Armstrong.

***NEXT MEETING:*** The next Historical Commission meeting will be held on Tuesday, December 20, 2022 at 7:00 p.m.

Respectfully submitted,

***Andrea Campisi, Director of Planning & Zoning***