



APPEAL or APPLICATION
to the **ZONING HEARING BOARD** of **EAST BRADFORD TOWNSHIP**
CHESTER COUNTY, PENNSYLVANIA

Applicant must provide all of the information requested on this form. Incomplete applications will not be accepted. All plans required to be filed with the Board must accompany this application, together with the filing fee payable to **East Bradford Township**. Refer to the current fee schedule for application fees. Please review the Rules of Procedure of the Zoning Hearing Board which sets forth necessary information to enable you to complete the application. Please submit three (3) copies of the application and (3) three copies of all plans and explanatory material in addition to a digital copy of all documents. **Please submit applications to Andrea Campisi, Zoning Officer, 676 Copeland School Road, West Chester, PA 19380. Any questions can be directed to Ms. Campisi via phone: 610-436-5108 x110 or email: acampisi@eastbradford.org.**

1. Contact information of applicant:

Name: East Bradford Township (c/o Rich Phifer)

Address: 676 Copeland School Road, West Chester, PA 19380

Phone number: 610-436-5108 x108

Email address: rphifer@eastbradford.org

2. Address of the property that is the subject of this application (do not use a P.O. Box):

1001 Skelp Level Road, West Chester, PA 19380

3. County tax parcel number of property that is the subject of this application:

51-2-128

4. Relationship of the applicant to the property in question:

Owner in Fee Simple

5. Owner of the property in question.

East Bradford Township

6. Description of the property in question (size of lot/tract and all existing improvements.)

15.846 Acres (in gross) improved with two (2) residential dwellings, one (1) barn, one (1) detached garage, one (1) springhouse, two (2) corn cribs, two (2) silos, and one (1) shed. All structures with the lone exception of the smaller residential dwelling are considered contributing to the Class I historic status of the property. The property is served by on-site water and septic systems. The property is surrounded completely by over 170 acres of preserved open space owned by East Bradford Township.

7. Present zoning classification of the property in question. If non-conforming, so indicate.

R-1 Zoning District

8. Present use of the property.

Residential (w/agricultural activity)

9. A brief description of the use proposed for the property and the citation(s) from the East Bradford Zoning Ordinance which authorize such use.

The property is currently used in a primarily residential manner as there are two dwelling units that exist and have the capacity to house two families. ~~There is some agricultural use of the property as approximately 10 acres of it are farmed by a local farmer subject to a year-to-year lease. These activities and uses are authorized and permitted under Section 115-10 and 115-11 of the Township Code.~~

10. A concise statement describing the relief sought, including the specific sections of the Zoning Ordinance that relief is being sought from, and the reason(s) why such relief is necessary (use additional sheets if necessary).

The Township seeks relief from Section 115-11.D(2), so that the existing barn on the property be allowed to come within 100 feet of a ~~boundary line as the surrounding acreage is perpetually preserved as open space and the impact of the non-conformity is de minimis~~ relative to the adjacent parcel(s)/property. The Township also seeks relief from Section 115-11.D(3), so that the two existing dwelling units ~~be permitted on a lot that is only proposed to be 15.846 gross acres as opposed to the 20 acres required by code for two dwelling units in~~ this zoning district. Since the surrounding acreage is perpetually preserved open space and there are no adjoining lots that are improved, ~~(nor can they ever be improved for residential use), the non-conformity does not have any negative impact.~~

11. Architectural renderings/elevations of all sides of proposed buildings that are the subject of this application shall be submitted with the application. In the case of an accessory structure such as a prefabricated shed or detached garage, a product brochure may be submitted.
12. The application shall be accompanied by a site plan of the property prepared and sealed by a registered engineer or surveyor as required by Zoning Hearing Board Rule 1.10. If a floodplain exists on the property, it must be shown per Rule 1.12.
13. If applicable, a copy of the denial letter issued by the Zoning Officer, required by Rule 1.11, must also accompany the application.
14. Photographs of the property and any structures in question shall be submitted with the application.


Applicant's Signature

October 4, 2022
Date