



EAST BRADFORD TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

Memo

To: Board of Supervisors & Zoning Hearing Board

From: Andrea Campisi, Director of Planning and Zoning/Zoning Officer

Date: October 12, 2022

Subject: **Variance Application – 1001 Skelp Level Road, East Bradford Township, Parcel #51-2-128**

The Township received a variance application filed by Rich Phifer, Director of Property and Recreation, on behalf of East Bradford Township, the property owner, on October 4, 2022.

Property Description

The property is 15.8 acres and contains an existing house, detached garage, spring house, tenant house, pool, corn crib and barn. The existing homes are served by on-site water and septic systems. Skelp Level Road is a designated scenic road in the Township and the property is identified as a Class 1 resource on the Township's Historic Resource Inventory. All existing buildings except for the tenant house and detached garage are contributing historic resources. The property is also within the Brandywine Scenic River District boundary.

Property History

This 15.8-acre property was recently created via subdivision by the Township. The property will ultimately be sold to a private buyer and will be subject to a conservation easement and a public trail easement. The 44 acres that abut and surround the 15.8-acre property will remain conserved under Township ownership as publicly accessible parkland.

Proposal/Relief Needed:

The applicant requests the following variances from the Zoning Ordinance and any and all relief necessary to enable a future owner to use the property for by right agriculture uses permitted in the East Bradford Township Zoning Ordinance:

1. Section 115-11D2, to allow the existing barn to be setback from the property line 45' where 100' is required. This section states:

No barn, lot or manure storage shall be established any closer than 100 feet to any property line.

While the rear wall of the barn is 58' from the rear property line, there is a retaining wall attached to the barn that is 45' from the rear property line.

2. Section 115-11D3, to allow two homes on the property which consists of 15.8 acres instead of the required 20 acres. This section states:

The number of dwelling units permitted on a farm shall not be limited, provided that density does not exceed one single-family dwelling per 10 acres and that dwelling units shall be separated by a minimum of 100 feet.

In order to qualify for agriculture use, a lot must be a minimum of 10 acres. Agriculture uses are defined in the Zoning Ordinance as follows:

Agriculture - Agricultural operations.

Agricultural operations - An enterprise that is actively engaged in the commercial production and preparation for market of crops, livestock and livestock products and in the production, harvesting and preparation for market or use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities. The term includes an enterprise that implements changes in production practices and procedures or types of crops, livestock, livestock products or commodities produced consistent with practices and procedures that are normally engaged by farmers or are consistent with technological development within the agricultural industry.

Agricultural Uses - Agricultural operations uses.

Hearing Date

The hearing has been scheduled for November 3, 2022 at 6 pm.

If you have any questions, please feel free to contact me at acampisi@eastbradford.org.