AFFIDAVIT OF POSTING

I hereby verify that I did post or caused to be posted Tax Parcel No. 47-5-251 located at 125 Watch Hill Road, East Fallowfield Township, Chester County, Pennsylvania, with an East Fallowfield Township Zoning Hearing Board Notice, a copy of which is attached.

Location of posting: Township Bldg. & 125 Watch Hill Rd.

Date of posting: 8-9-09

The statement is made subject to the Penalties of 18 Pa C.S.A. Section 4904, relating to sworn falsification to authorities.

Name: [illegible]

Title: Administrative Assistant
East Fallowfield Township

Sworn to and subscribed
before me this 9th
day of September, 2009

Denise Miller
NOTARY PUBLIC

My Commission Expires: July 18, 2013

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Denise Miller - Notary Public
East Fallowfield Twp., Chester County
MY COMMISSION EXPIRES JULY 18, 2013

HEARING NOTICE

EAST FALLOWFIELD TOWNSHIP ZONING HEARING BOARD

NOTICE IS GIVEN in accordance with the Section 2204 of the East Fallowfield Township Zoning Ordinance that the East Fallowfield Township Zoning Hearing Board will meet on Wednesday, September 23, 2009 at 7:00 p.m., prevailing time, at the East Fallowfield Township Municipal Building, 2264 Strasburg Road, East Fallowfield, Pennsylvania 19320-4137 to review and hear testimony on the following application:

The applicants, Andrew and Keighley Jeremias, 125 Watch Hill Road, East Fallowfield, Pennsylvania, are seeking a special exception from Section 702.3A of the East Fallowfield Township Zoning Ordinance in order operate a home occupation (a single stylist salon) in their single-family residence. The property is located in the R-1 Zoning District

The application is available for public inspection at the Township Building from 7:30 a.m. to 5:00 p.m. Monday thru Friday.

If any person who wishes to attend the hearing has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate in the hearing, he or she should contact the Township Building at 610-384-7144 to discuss how those needs may be accommodated.

Any person affected by the application who makes timely appearance of record before the Board at the hearing, and any other person or community organization permitted to appear by the Board, may become parties to the proceeding.

Jeffrey R. Sommer, Esquire
Solicitor, East Fallowfield
Township Zoning Hearing Board

$1500

TOWNSHIP USE ONLY

CASE NO. _____

ZONING HEARING BOARD
EAST FALLOWFIELD TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

RECEIVED
AUG 20 2009
BY: _____

APPLICATION FOR A HEARING
(Submit seven (7) complete packets)

CHECK ALL APPLICABLE REQUESTS FOR HEARING:

____ Request for Variance
X Request for Special Exception
____ Challenge to Validity of the Zoning Ordinance
____ Appeal from Decision of Zoning Officer

1. Name of Property Owner: Heighley + Andy Jeremias
2. Address of Property Owner: 125 Waterhill Rd E. Fallowfield PA 19320
3. Telephone Number of Property Owner: _____ _____

COMPLETE QUESTIONS #4 - #7 ONLY IF APPLICANT IS DIFFERENT FROM PROPERTY OWNER

4. Name of Applicant: _____
5. Interest of Applicant (for example, tenant or equitable owner under an agreement of sale): _____
6. Address of Applicant: _____
7. Telephone Number of Applicant: _____

8. Address of Subject Property: 125 Waterhill Rd E Fallowfield PA 19320

9. Tax Parcel No. 47

10. Zoning District of Subject Property: East Fallowfield

11. Name, Address and Telephone Number of Consultant, Attorney or Representative:
N/A

12. State the present use of the property which is the subject of this application:
Special Exception for a home business with in a Single family dwelling

13. State the proposed use of the property which is the subject of this application:
Hair Salon

14. State the section or sections of the Zoning Ordinance under which the Hearing is being requested: Article 700 Section 702.3A Uses by special exception

15. Please describe the grounds for the application (attach additional explanations on a separate sheet if necessary): See separate Sheet

A. If a request for a variance, please set forth the variances requested and the hardship to support the granting of such variances or variances:
N/A

B. If a request for a special exception, please identify the proposed special exception, including the applicable section or sections of the Zoning Ordinance: See separate Sheet

C. If this is an appeal from a determination of the Zoning Officer, what was the determination, and what is the error alleged?: _____

D. If a challenge to the validity of the Zoning Ordinance, please specify the Section or Sections of the Zoning Ordinance claimed to be invalid and the grounds for such alleged invalidity: _____

16. The following are additional requirements for all special exception requests (include 7 copies of each of the following):

60 A. Written report providing all of the information required by Sections 2203 of the Zoning Ordinance.

60 B. Listing of names and addresses of adjoining property owners, including properties directly across a public right-of-way.

60 C. Ground floor plans and elevations of proposed structures.

60 D. A scaled site plan with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of the Zoning Ordinance. Please note that photo graphs are helpful to the reviewer. Show all the following (if applicable):

- ☒ a dimensions and number of parking spaces 36" x 18' (2) parking spaces
- ☒ proposed/existing front yard set back from the property line with distance shown 25'
- ☒ proposed/existing side yard set back from the property line with distance shown 30.1' x 216.1'
- ☒ proposed/existing rear yard set back from the property line with distance shown 120'
- ☒ location and size of building(s) See Site Plan
- ☒ size of area to be used for storage use, warehouse use, work space or any other use of applicable facilities that may be helpful in reviewing the application N/A
- ☒ driveway location, dimensions, and material driveway in front 36'x18'
- ☒ sign location and dimensions N/A
- ☒ dumpster location and method of screening N/A

____ C. A scaled site plan with sufficient detail and accuracy to depict the nature of the request and reflect its relationship with adjoining properties, and their improvements. Please note that photographs are helpful to the reviewer. Show all the following (if applicable):

- ☒ dimensions and number of parking spaces
- ☒ proposed/existing front yard set back from the property line with distance shown
- ☒ proposed/existing side yard set back from the property line with distance shown
- ☒ proposed/existing rear yard set back from the property line with distance shown
- ☒ location and size of building(s)
- ☒ size of area to be used for storage use, warehouse use, work space or any other use of applicable facilities that may be helpful in reviewing the variance application
- ☒ driveway location, dimensions, and material
- ☒ sign location and dimensions
- ☒ dumpster location and method of screening
- ☒ lighting location(s), type, size, and height
- ☒ lot lines
- ☒ clear sight triangle(s)
- ☒ any other information that would be helpful in the review process.

___ D. For use variances, a written report and scaled site plan demonstrating compliance with all applicable provisions of the Zoning Ordinance including the following:

- ☒ the Zone requirements in which the subject property is located (e.g, setbacks, lot area, lot width, lot coverage, height, landscaping, etc);
- ☒ the General Provisions requirements listed in the Zoning Ordinance (e.g. vehicular access, off-street parking and loading, signs, screening and landscaping, etc.);

18. This application is not complete until the fee established for such applications by ordinance or resolution of the East Fallowfield Township Board of Supervisors has been paid by Applicant and all information required by this application has been furnished. The hearing fee is $ 1500.00 (all checks should be made payable to "East Fallowfield Township".)

19. In making this application, the Applicant agrees to pay all fees required by the fee schedule adopted by the East Fallowfield Township Board of Supervisors by ordinance or resolution in effect on the date of the application.

20. Applicant agrees to post a sign or signs (provided by the Township) at conspicuous locations along the perimeter of the subject properly sufficient to notify potentially interested citizens of the zoning hearing. The sign or signs shall be posted continuously at least one week prior to the date of the hearing. Applicant agrees to return the sign or signs to the East Fallowfield Township Municipal Building on the night of the hearing.

21. If the application is approved, Applicant, in accordance with Section 2208 of the Zoning Ordinance, will have six (6) months from the date of such approval to apply for and secure a zoning permit and commence the authorized construction. All authorized construction must be completed within twelve (12) months from the date of such approval. Should the applicant fail to obtain the necessary permits within said six (6) month period, or having obtained the permit should he fail to commence work thereunder within such six (6) month period, it shall be conclusively presumed that the applicant has waived, withdrawn, or abandoned his application, and all provisions, variances and permits granted to him shall be deemed automatically rescinded by the Board. Should the applicant commence construction or alteration within said six (6) month period, but should he fail to complete such construction or alteration within said twelve (12) month period, the Board may upon ten (10) days' notice in writing, rescind or revoke the granted variance or special exception, or the issuance of the permit, or permits, or the other action authorized to the applicant, if the Board finds that a good cause appears for the failure to complete within such twelve (12) month period, and if the Board further finds that conditions have so altered or changed in the interval since the granting of the variance, permit or action, that revocation or rescission of the action is justified.

BY SIGNING THIS APPLICATION, I, THE APPLICANT, DO HEREBY VERIFY THAT I HAVE REVIEWED AND UNDERSTAND THE STATEMENTS MADE IN THIS APPLICATION AN D THAT ALL SUCH STATEMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THESE STATEMENTS ARE BEING GIVEN BY ME TO INDUCE OFFICIAL ACTION ON THE PART OF THE EAST FALLOWFIELD TOWNSHIP ZONING HEARING BOARD, AND I UNDERSTAND THAT ANY FALSE STATEMENTS MADE HEREIN ARE BEING MADE SUBJECT TO THE PENALTIES OF 18 PA. C.S. §4904 RELATING TO UNSWORN FALSIFICATION TO AUTHORITIES.

Date: 17 Aug 2009

(Signature of Applicant*)

(*If the application is being made by a person other than the property owner, attach a written authorization from the owner consenting to the application and designating you as his agent.)

The shampoo station water is properly pumped through a Sink Pump System which is a direct drain sink pump system which has a maximum pumping capacity up to 2,880 GPH. The water is pumped into the sewage system. No water will be discharged into the sump pit.

The owners will make every attempt to encourage our clients to choose environmentally friendly hair products.

While we have attempted to comply with all regulations for this business, i.e., incorporation, state compliance, insurance, taxes, etc., we were, unfortunately, recently informed that we were not Township compliant and are attempting to rectify that situation. We have obtained a letter from our Homeowners Association stating that a home business does not conflict with the Homeowner Association's Guidelines, which is attached as Exhibit A. In addition to all documentation required by the Township for request of a special variance, we respectfully submit a petition containing several signatures of Providence Hill homeowners who are in favor of this salon.

Thank you for your consideration of this request.

Sincerely,

Keighley and Andy Jeremias
Owners of Kiki's Hair Place

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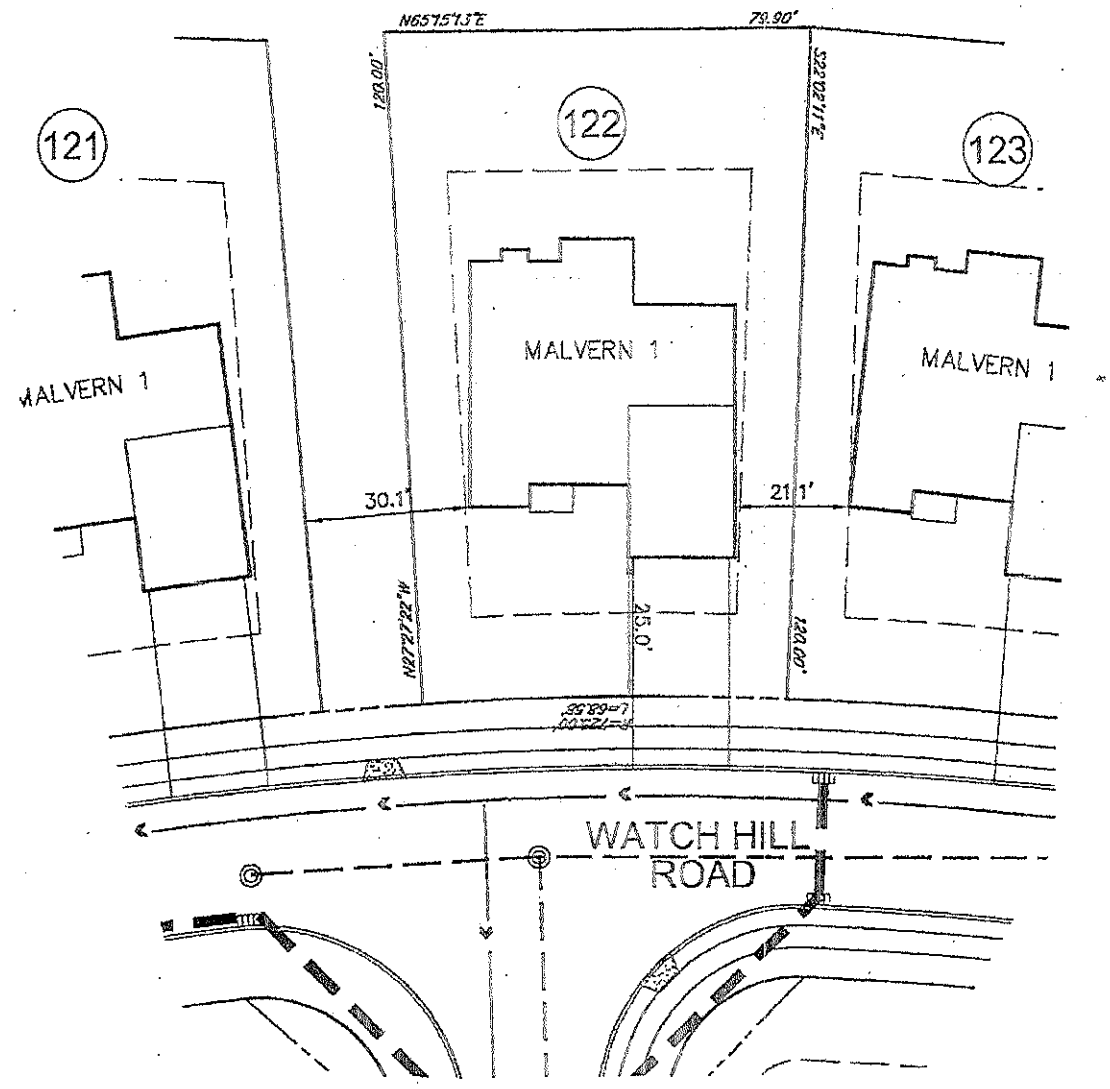
Thank you for your consideration of this request.

Sincerely,

Keighley and Andy Jeremias
Owners of Kiki's Hair Place

THE HOUSE SIZE, SHAPE & LOCATION ON THIS PLAN ARE ILLUSTRATIVE ONLY. ACTUAL HOUSE SIZE, SHAPE AND LOCATION WILL BE DETERMINED BY ROUSE/CHAMBERLIN BASED UPON MODEL SELECTED, OPTIONS PURCHASED AND SITE CONDITIONS. ADDITIONAL BOXES/STRUCTURES MAY BE INSTALLED ON THE YARD AREA AT THE UTILITY COMPANY'S DISCRETION TO PROVIDE ELECTRICAL, GAS/PROPANE, TELEPHONE, OR CABLE SERVICE TO THE LOT AND/OR NEIGHBORHOOD.

OPEN SPACE B



REFERENCE PLANS: PLANS ENTITLED "PROVIDENCE HILL."
PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC., PROJECT
NO. 2634, SHEETS 1–36, DATED 12–12–03 AND LAST REVISED 12–14–04.

B. BURSICH associates inc.
ENGINEERS • PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS

Corporate Office
2129 East High Street
Pottstown, PA 19464
Office: 610-323-4040 Fax: 610-323-8240

Leesport Office
Schoolside Plaza, Suite 105
Rt. 61 & Wall Street, P.O. Box 779
Leesport, PA 19533
Office: 610-916-7175 Fax: 610-916-7188

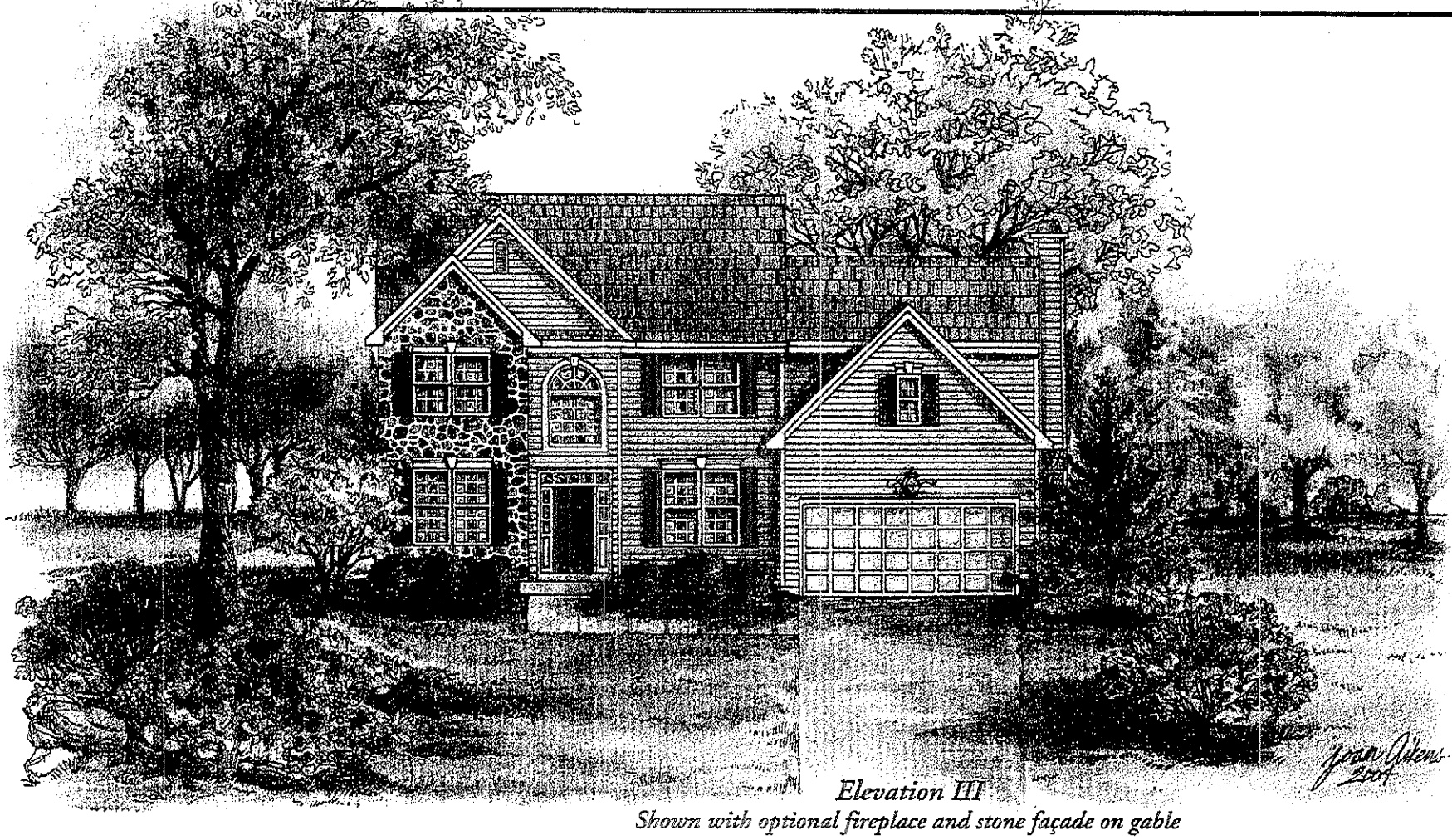
www.bursich.com

JOB NO.	044526A
DWG. NO.	SALES 122
DATE:	4–11–05
SCALE:	1" = 30'
DRAWN BY:	TLJ
CHECKED BY:	–
SHEET NO.	1 OF 1

PROVIDENCE HILL
LOT 122
8,860 SQ. FT./0.20 ACRES

R/C Representative:
Buyer:
Date: 11/10/05

The Chestnut



Elevation III
Shown with optional fireplace and stone façade on gable

The Chestnut offers notable value and design features, including a dramatic two-story foyer and nine-foot first floor ceilings. Formal living and dining rooms host holiday and special occasions, while a private library is ideally located. The island kitchen features a sunny breakfast area and opens onto a large family room – the perfect location for your casual gatherings. A powder room, laundry room and two-car garage complete the first floor.

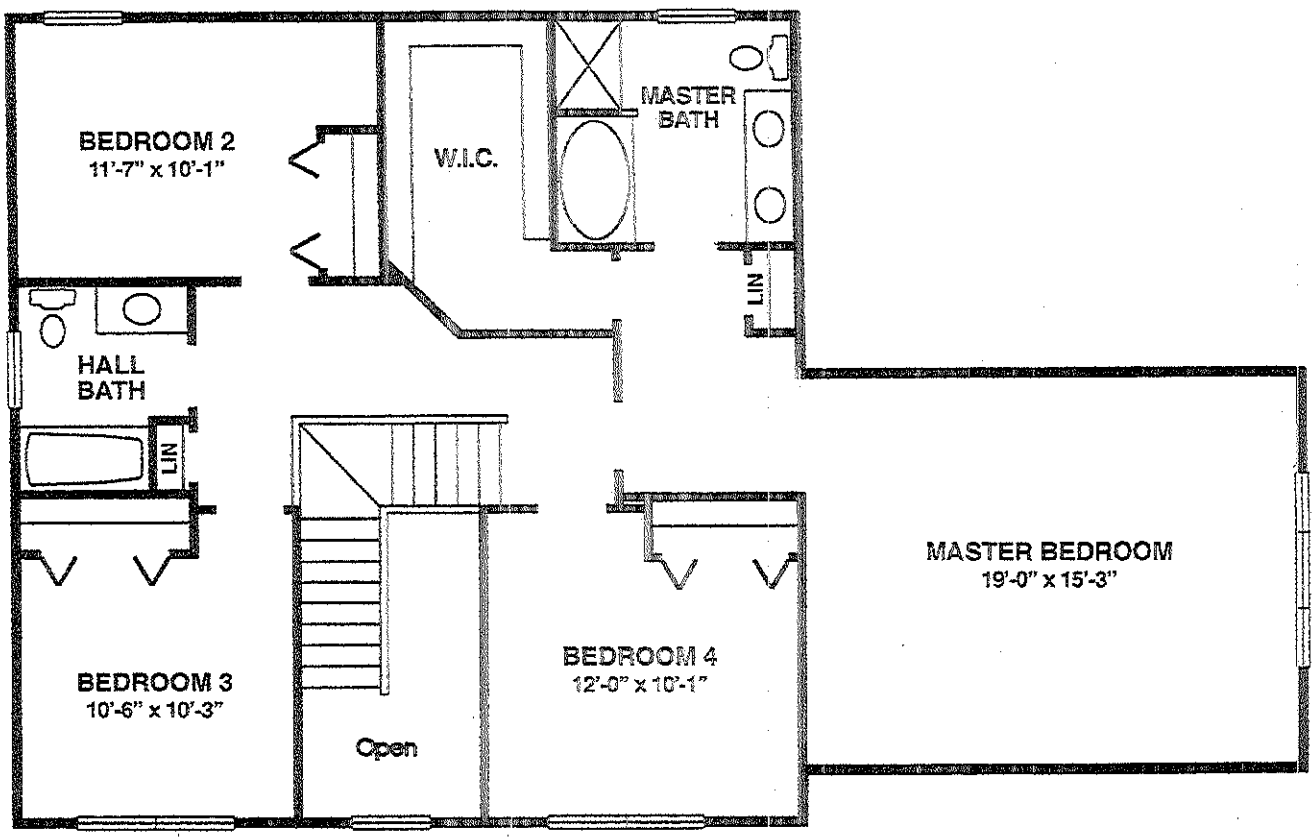
The second floor offers a very spacious master bedroom with large windows, an enormous walk-in closet and a linen closet. A private bath includes a steeping tub, double vanity and separate shower. Three secondary bedrooms and a hall bath complete the second floor. The Chestnut is offered in three traditional elevations.

Illustrations and floor plans are artist's conceptual renderings. Details, colors and dimensions are subject to change and field variation. Window and front door locations and room dimensions may vary according to elevation. Mature landscaping not typical. Light fixture locations and window boxes not included.

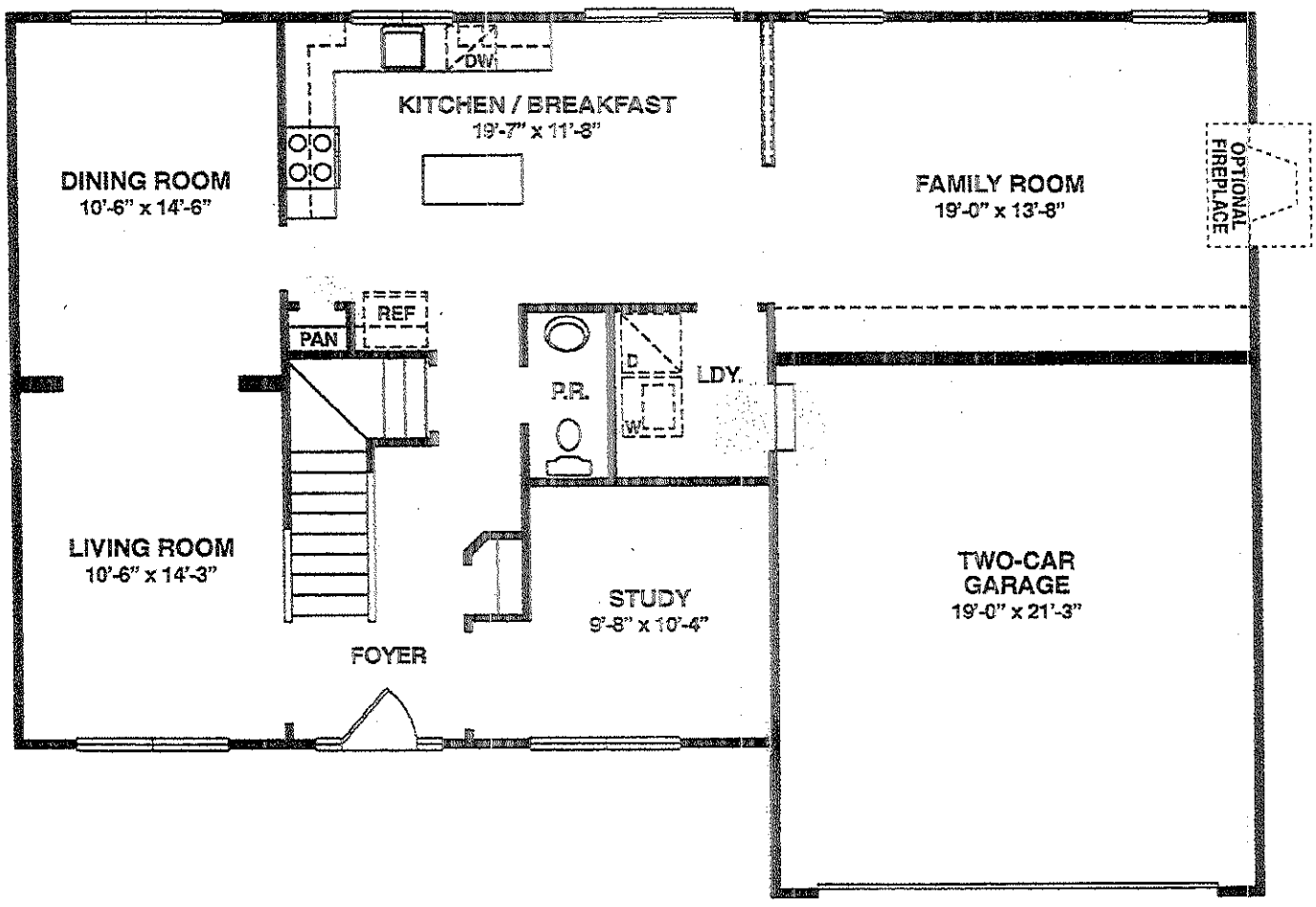
www.rousechamberlinhomes.com

© Rouse/Chamberlin Homes 2005

The Chestnut



second floor

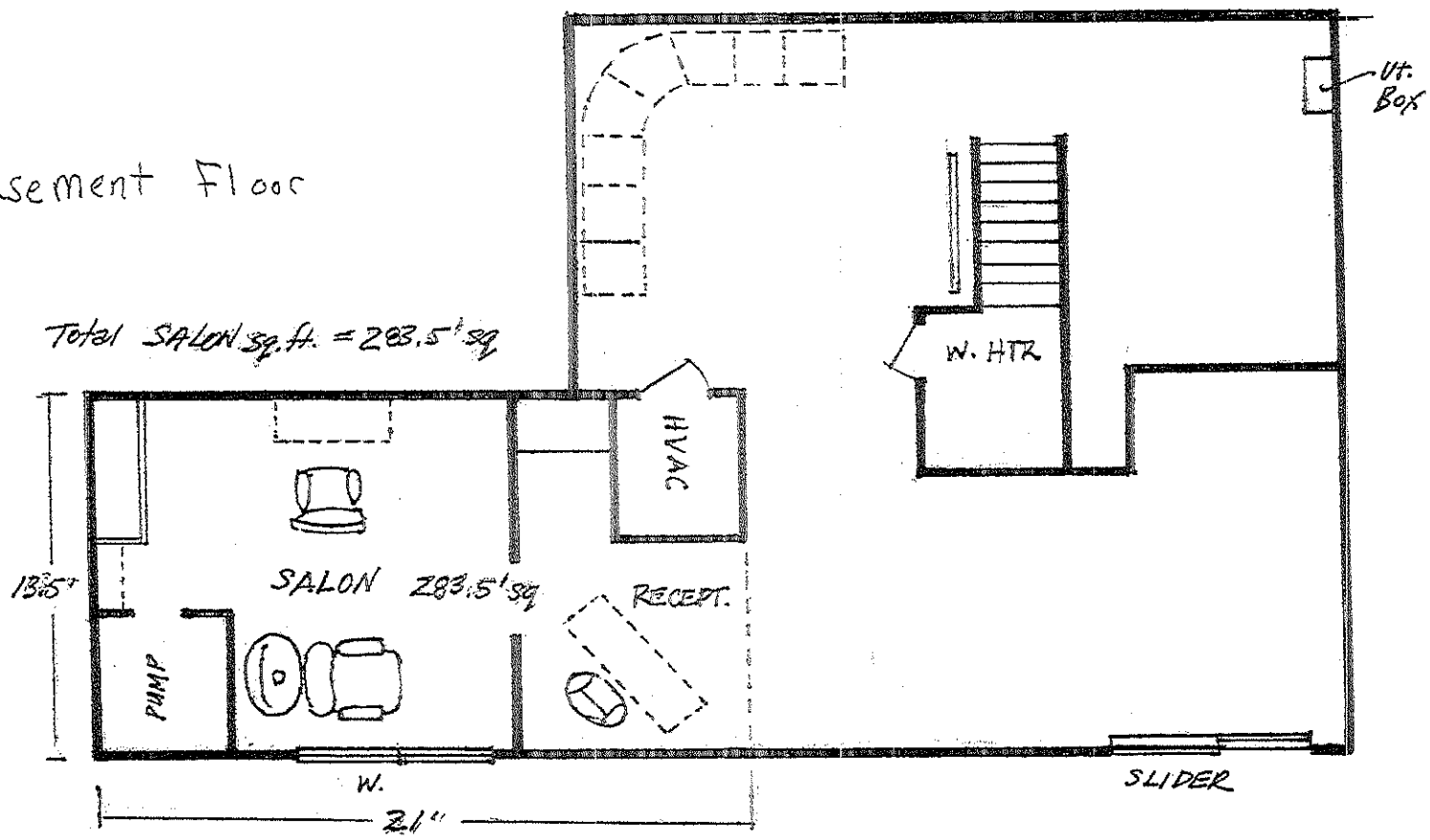


first floor

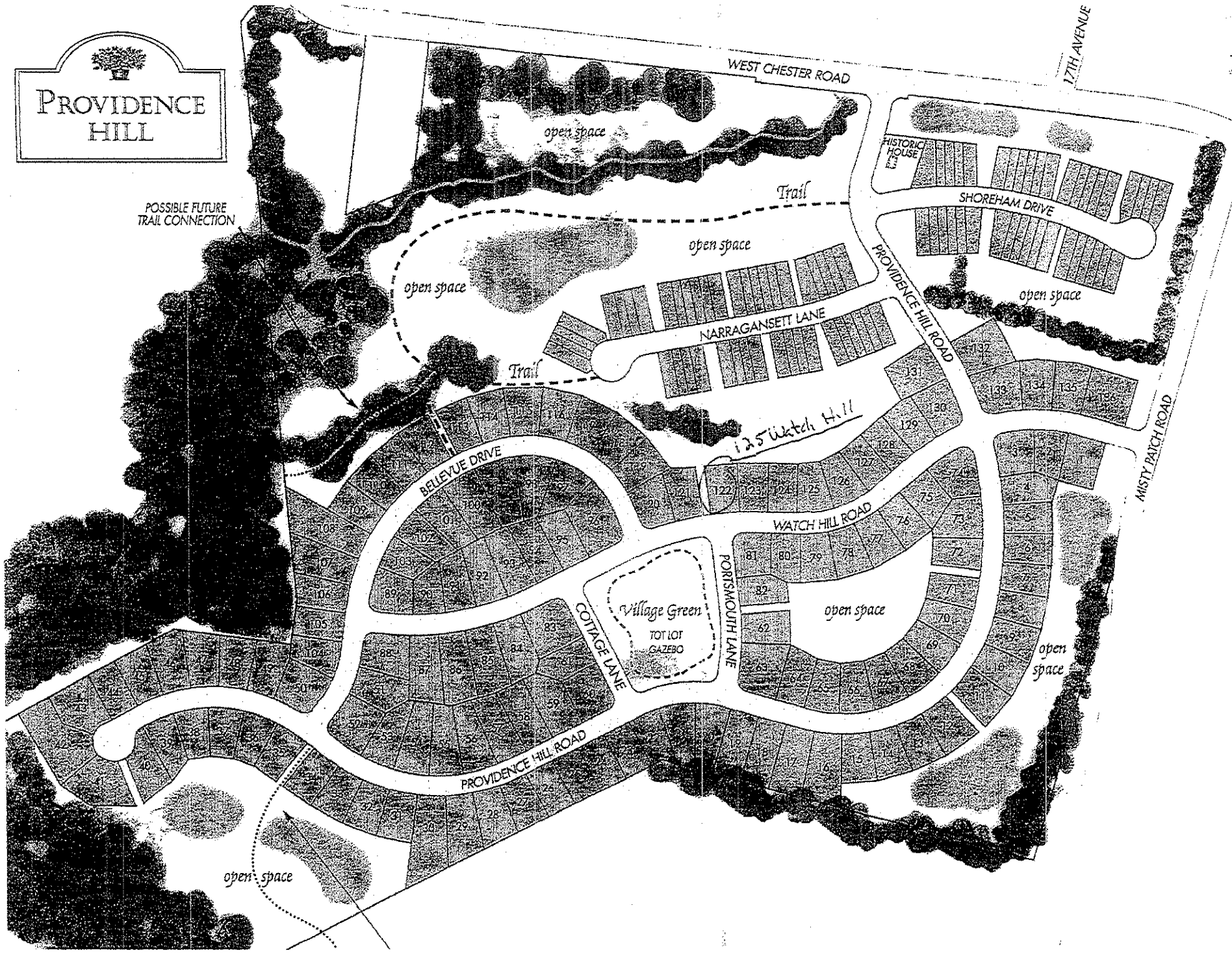
© Rouse/Chamberlin Homes 2005

Illustrations and floor plans are artist's conceptual renderings. Details, colors and dimensions are subject to change and field variation. Window and front door locations and room dimensions may vary according to elevation. Mature landscaping not typical. Light fixture locations and window boxes not included.

Basement Floor



PROVIDENCE HILL



DISPLAY THIS CERTIFICATE PROMINENTLY - NOTIFY AGENCY WITHIN 10 DAYS OF ANY CHANGE

Commonwealth of Pennsylvania
Department of State
Bureau of Professional and Occupational Affairs
PO Box 2649 Harrisburg PA 17105-2649

08 0960299

BUREAU OF PROFESSIONAL AND OCCUPATIONAL AFFAIRS

License Type

Cosmetologist

License Status

Active

Initial License Date

04/13/2001

KEIGHLEY MARIE JEREMIAS
125 WATCH HILL
EAST FALLOWFIELD TOWNSHIP PA 19320

License Number

CO179012R

Expiration Date

01/31/2010

Commissioner of Professional and Occupational Affairs

Signature

ALTERATION OF THIS DOCUMENT IS A CRIMINAL OFFENSE UNDER 18 PA C.S.S. 4911

COPY

PROVIDENCE HILL
HOMEOWNERS' ASSOCIATION

August 13, 2009

Mr. and Mrs. Andrew Jeremias
125 Watch Hill Road
Coatesville, PA 19320

Re: Home Business Request

Dear Mr. and Mrs. Jeremias:

On behalf of the Board of Directors for Providence Hill, we are responding to your request to operate a business within your home.

Please be advised that the request has been approved by the Board of Directors for the Association. The approval is contingent upon the following conditions:

- You will be responsible to obtain all necessary permits to operate the business, adhere to all building codes and zoning ordinances as stipulated by East Fallowfield Township as well as comply with any state regulations. We request that copies of permits provided by the township/state be forwarded to the Management company for our records.

Should you have any further questions regarding this approval notice, please contact me in the Castlebridge Management office. Thank you for submitting your request to the Board for review and approval.

Sincerely,

Kerry Tobin

Kerry Tobin
Castlebridge Management

Castlebridge Management, LLC, P.O. Box 1425 Paoli, PA 19301

castlebridge@comcast.net

16.)
B. Listing of names and addresses of adjoining property owners, including properties directly across a public right-of-way.

Adams Residents
127 Watch Hill Rd
East Fallowfield, PA 19320

Gordon Residents
122 Watch Hill Rd
East Fallowfield, PA 19320

Neimeister Residents
123 Watch Hill Rd
East Fallowfield, PA 19320

Ortero/Ortiz Residents
54 Narragansett
East Fallowfield, PA 19320

Scavello Residents
56 Narragansett
East Fallowfield, PA 19320

Brady Residents
58 Narragansett
East Fallowfield, PA 19320

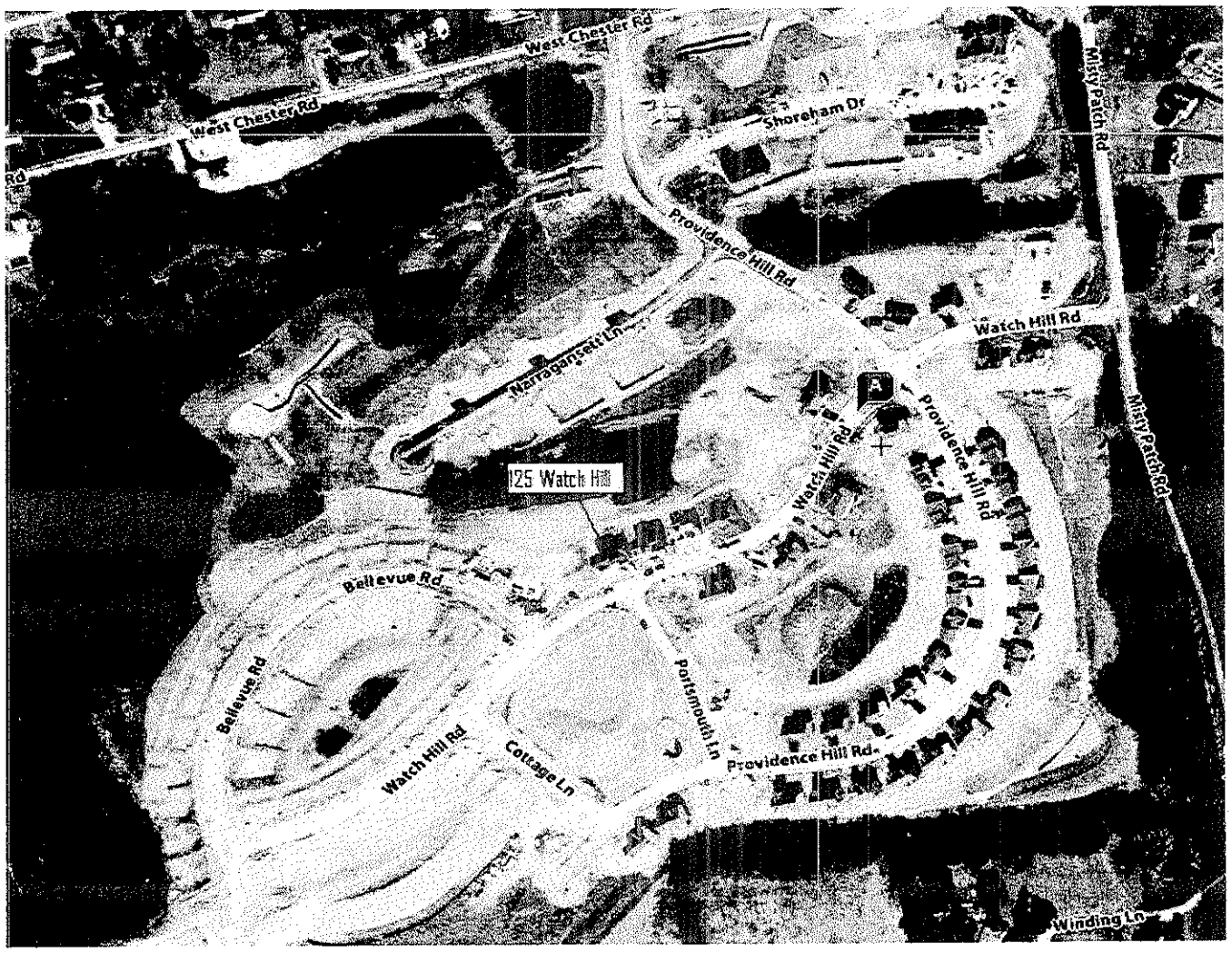
Crawford Residents
60 Narragansett
East Fallowfield, PA 19320

Falkner Residents
62 Narragansett
East Fallowfield, PA 19320

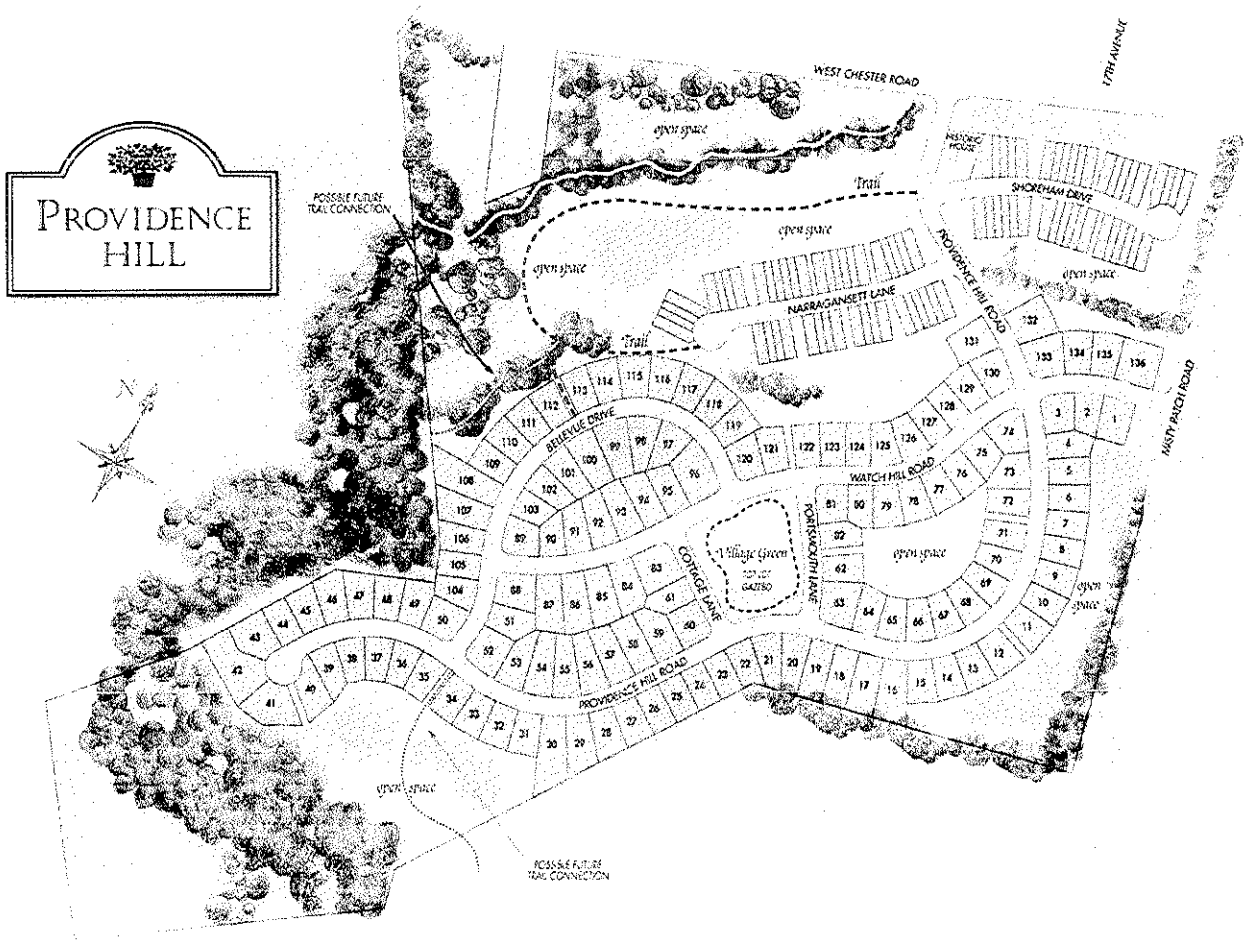
McConnell Residents
64 Narragansett
East Fallowfield, PA 19320

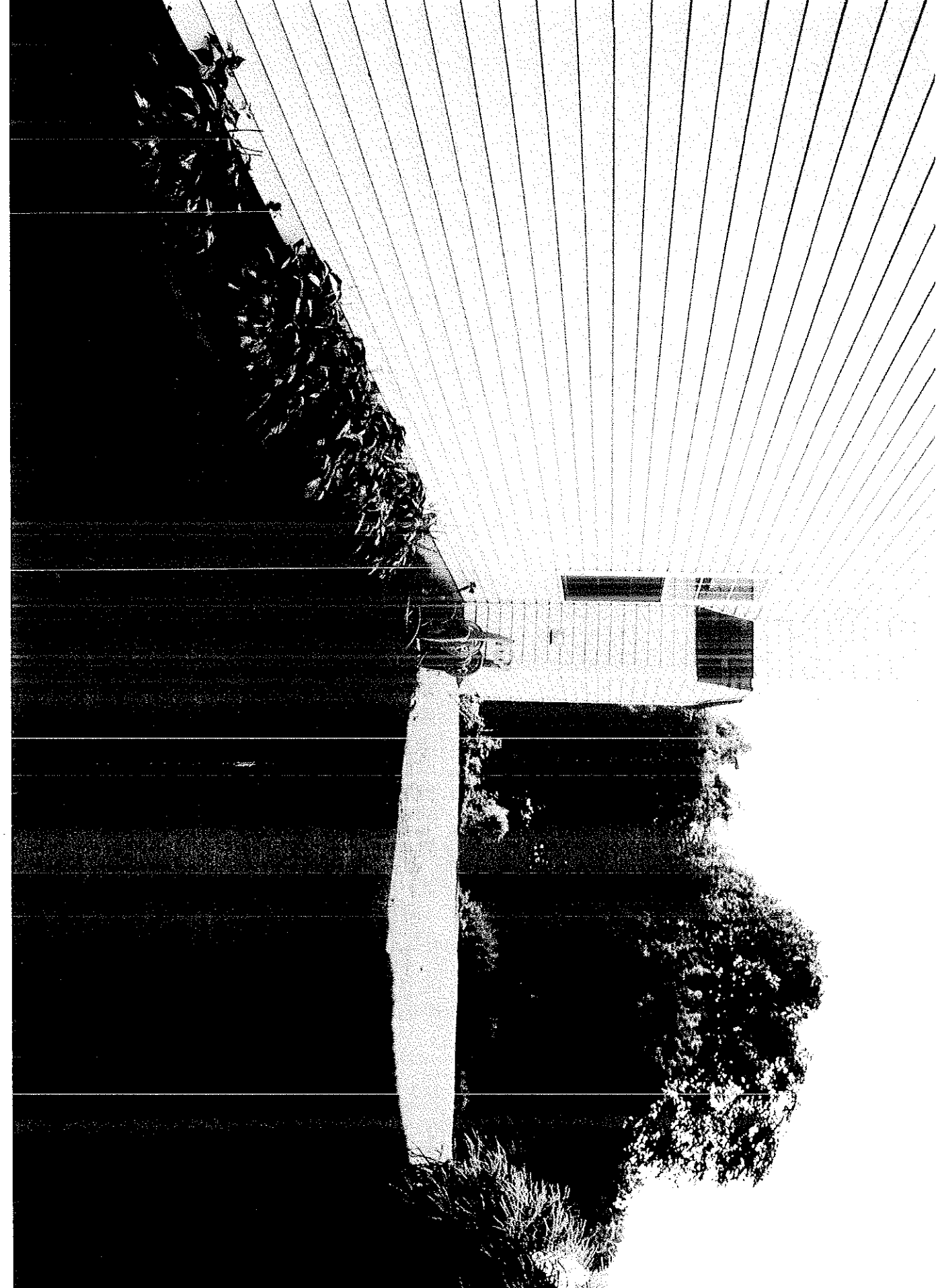
Ware Residents
62 Narragansett
East Fallowfield, PA 19320

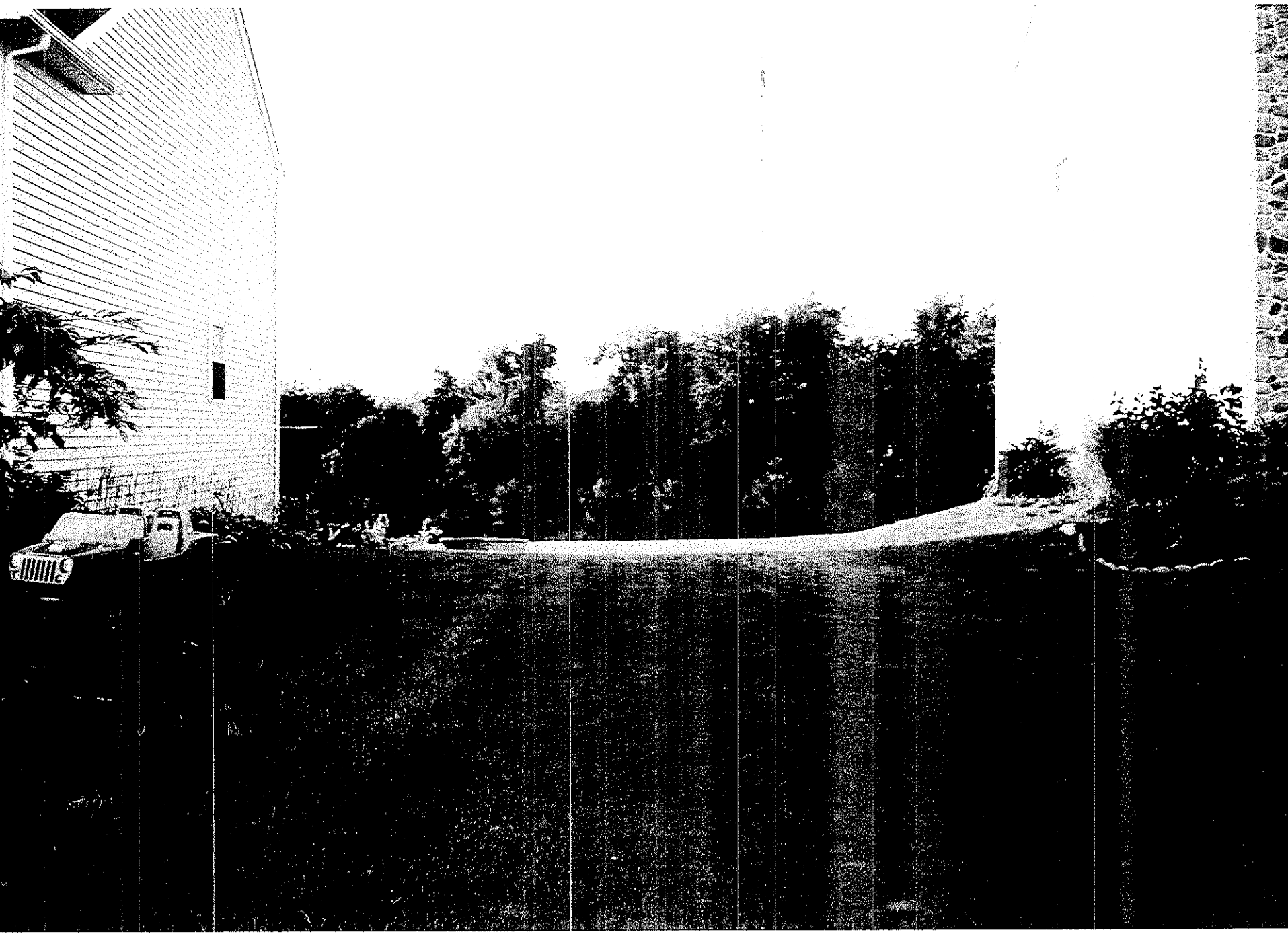
Curley Residents
62 Narragansett
East Fallowfield, PA 19320

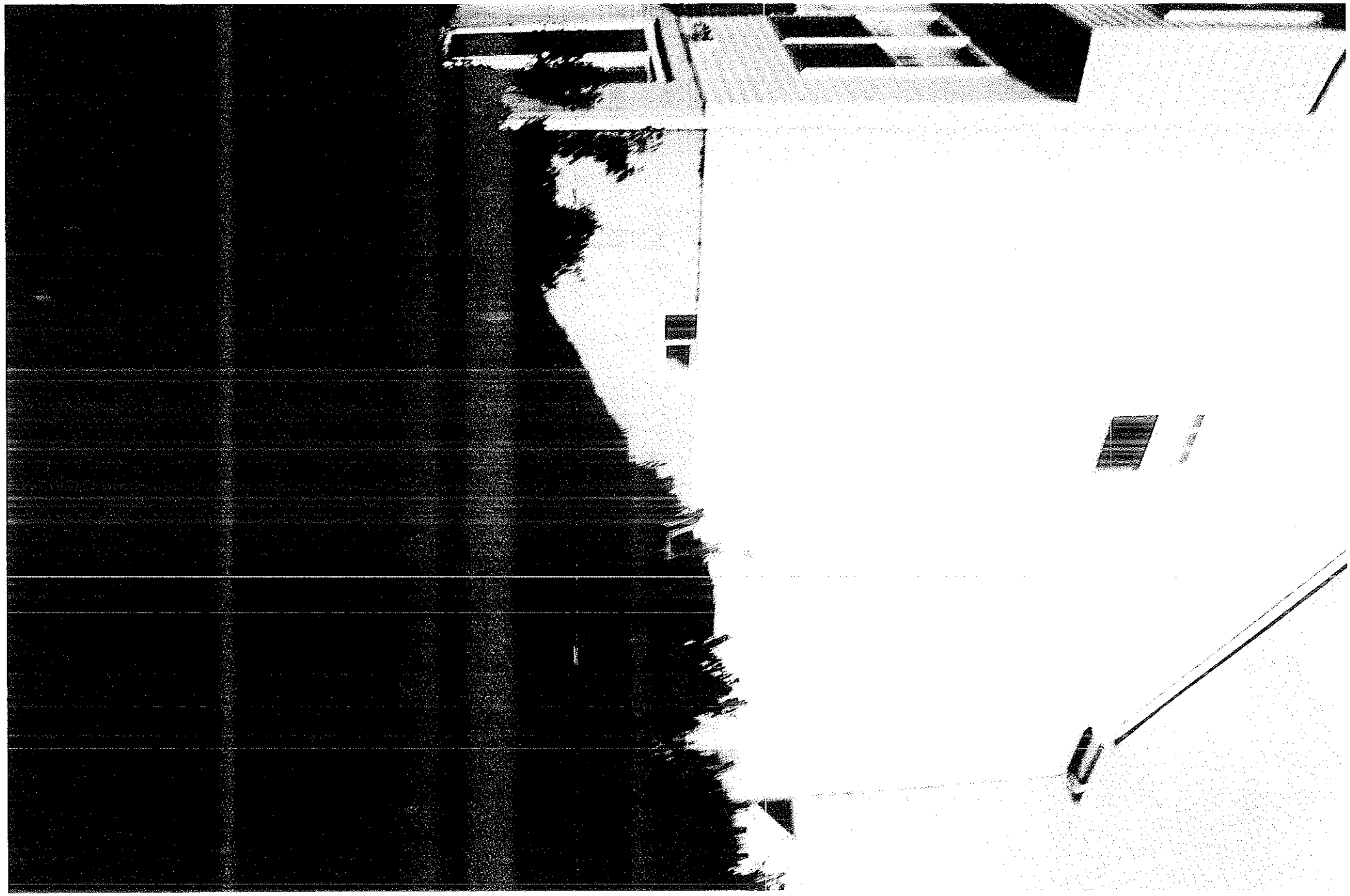


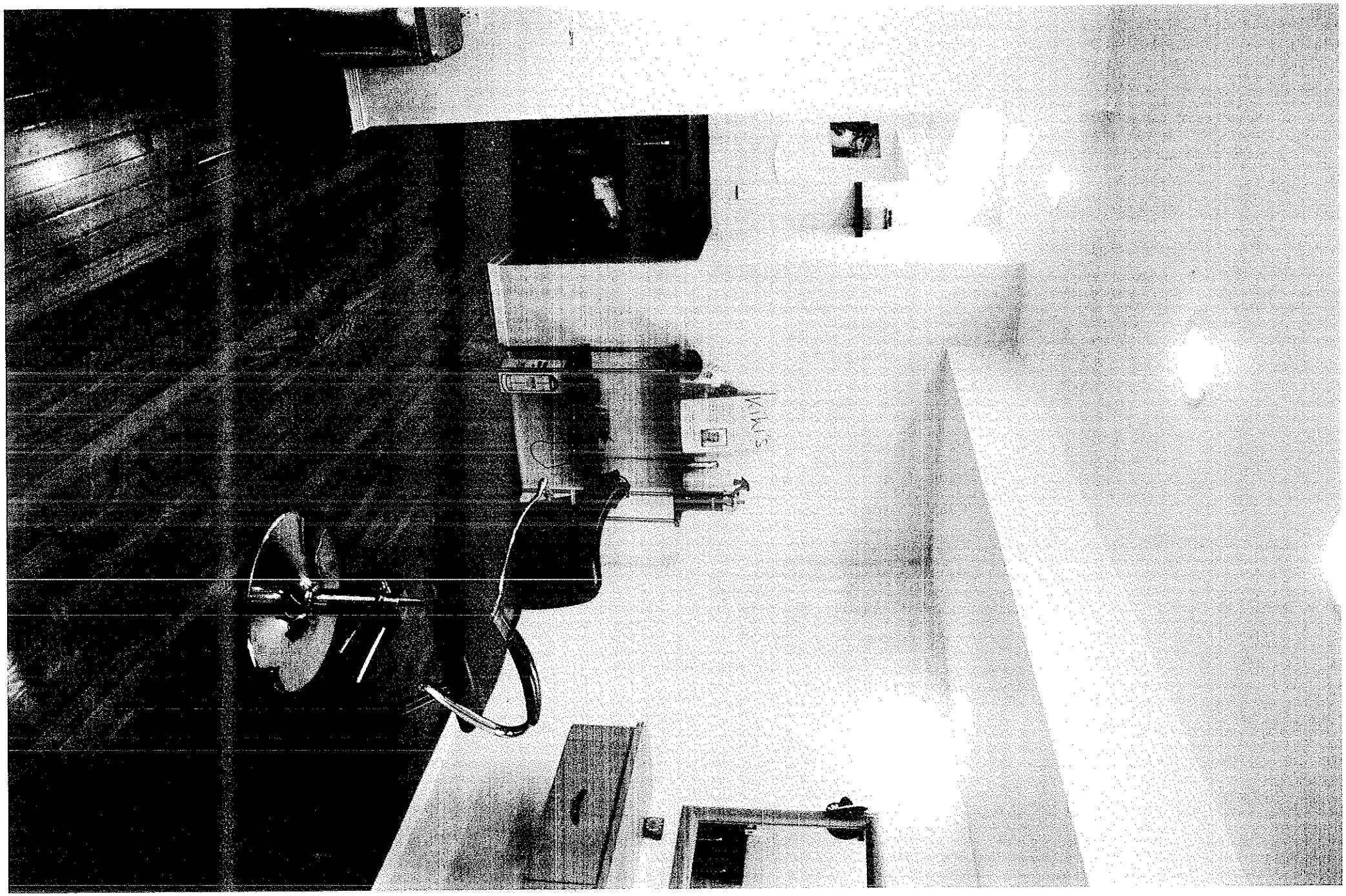
PROVIDENCE HILL

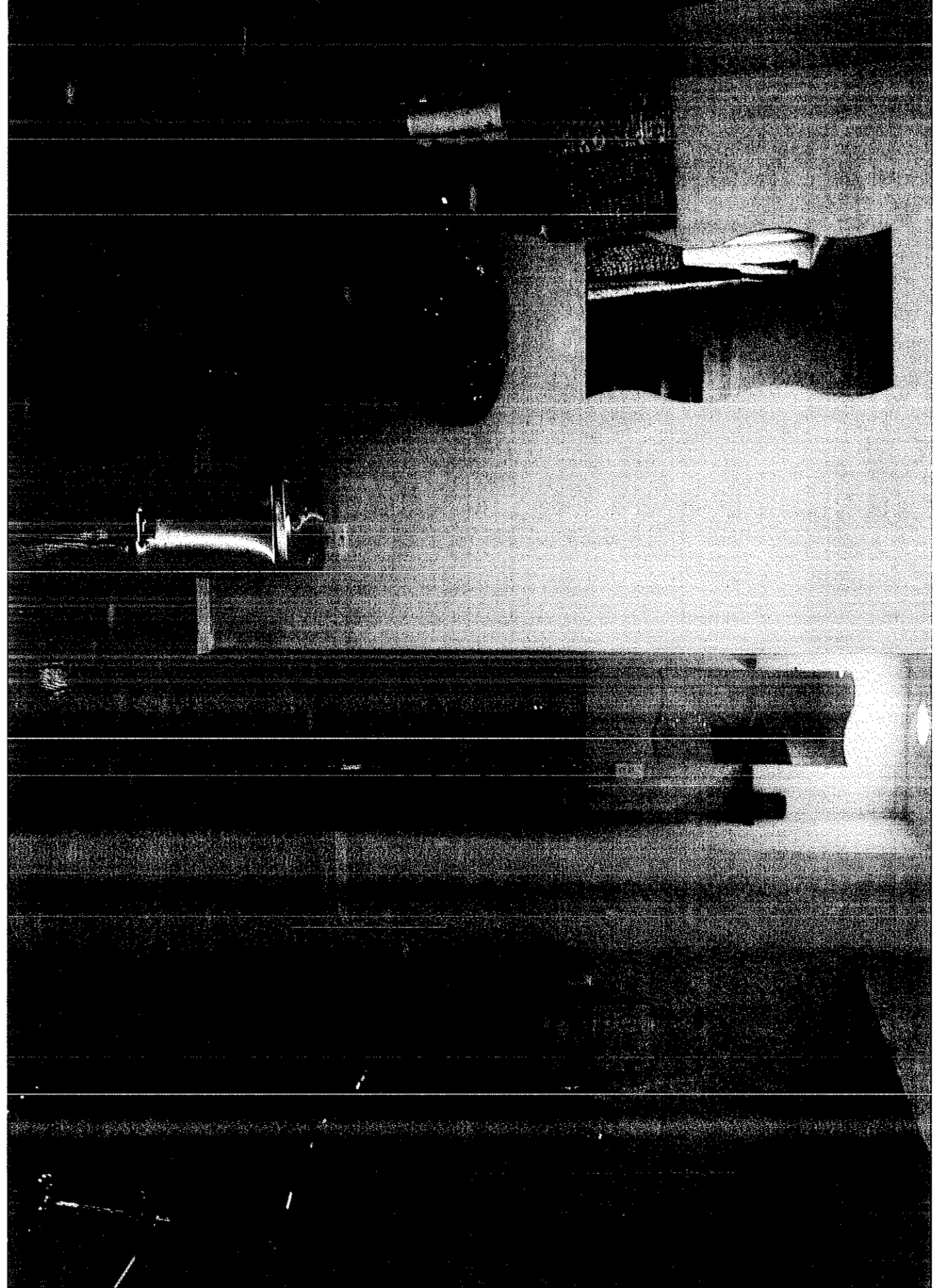


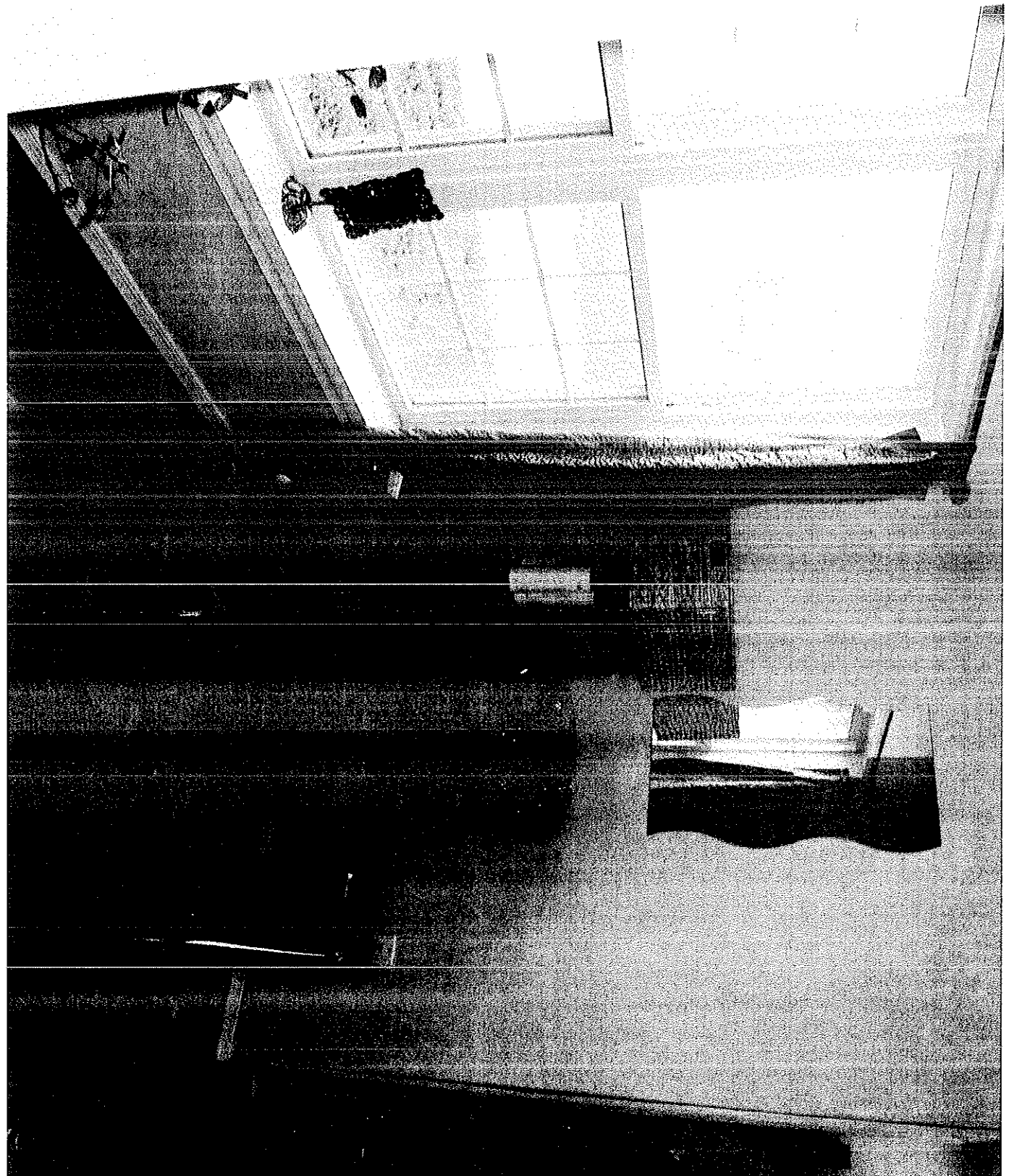


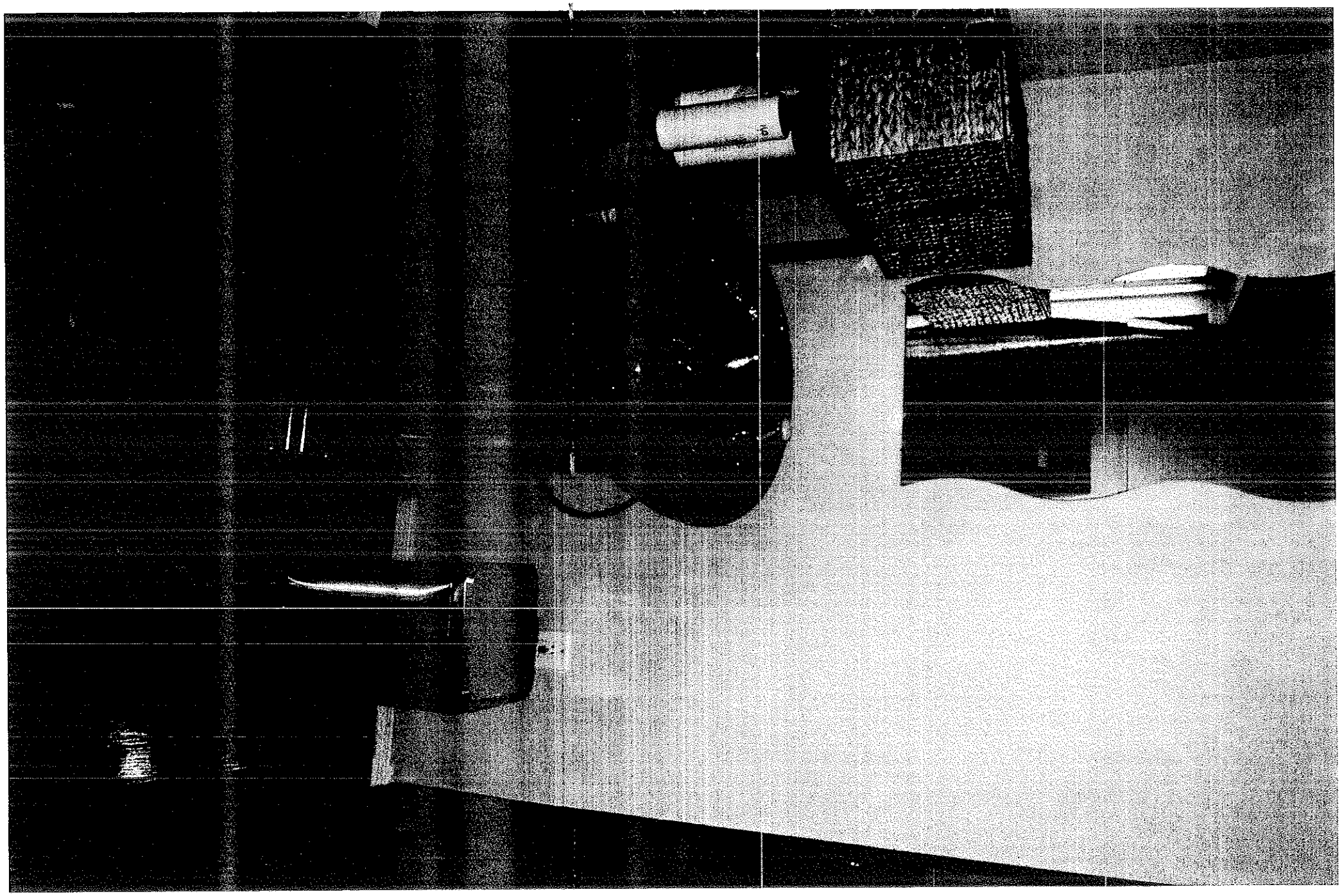




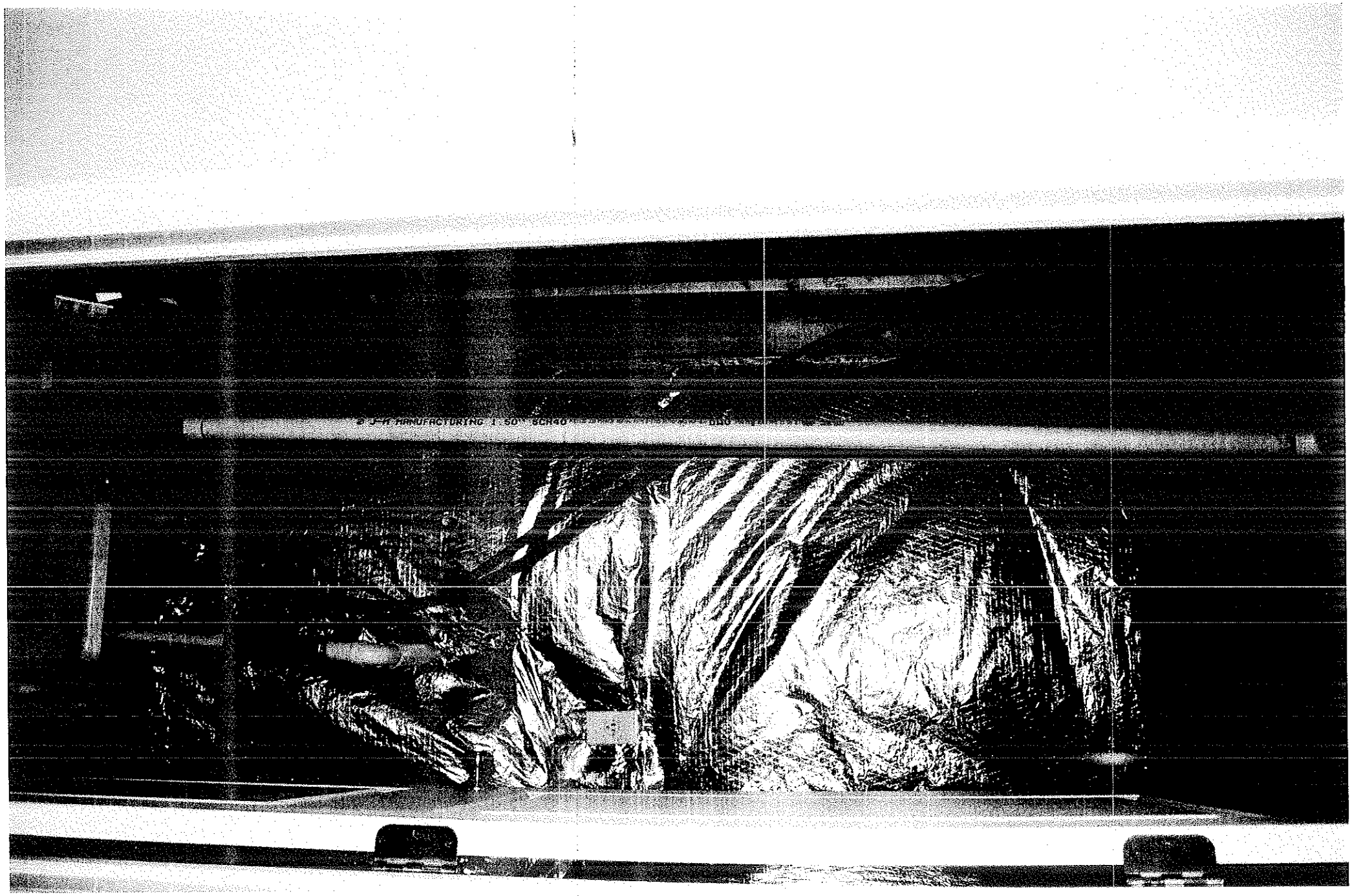


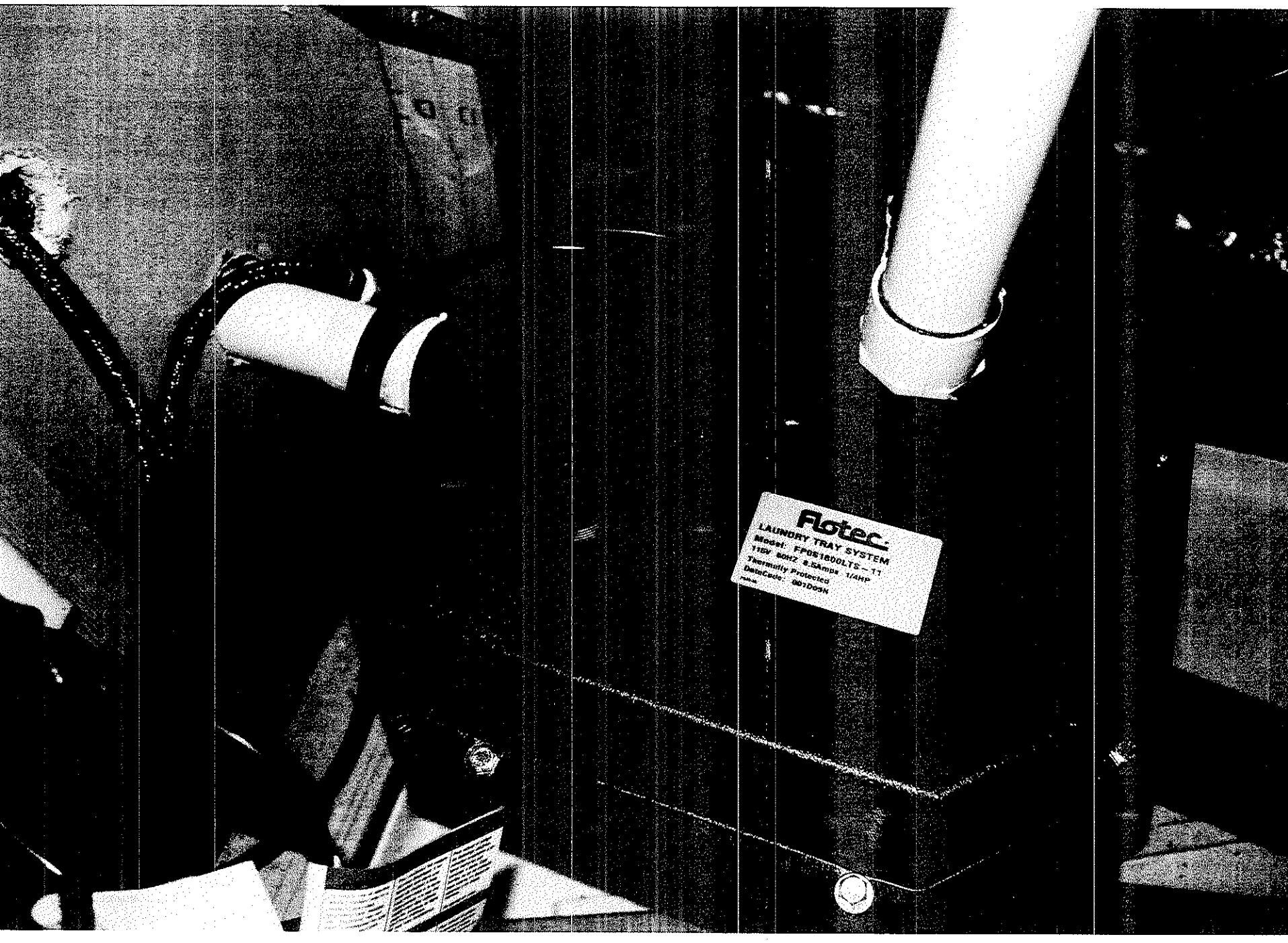
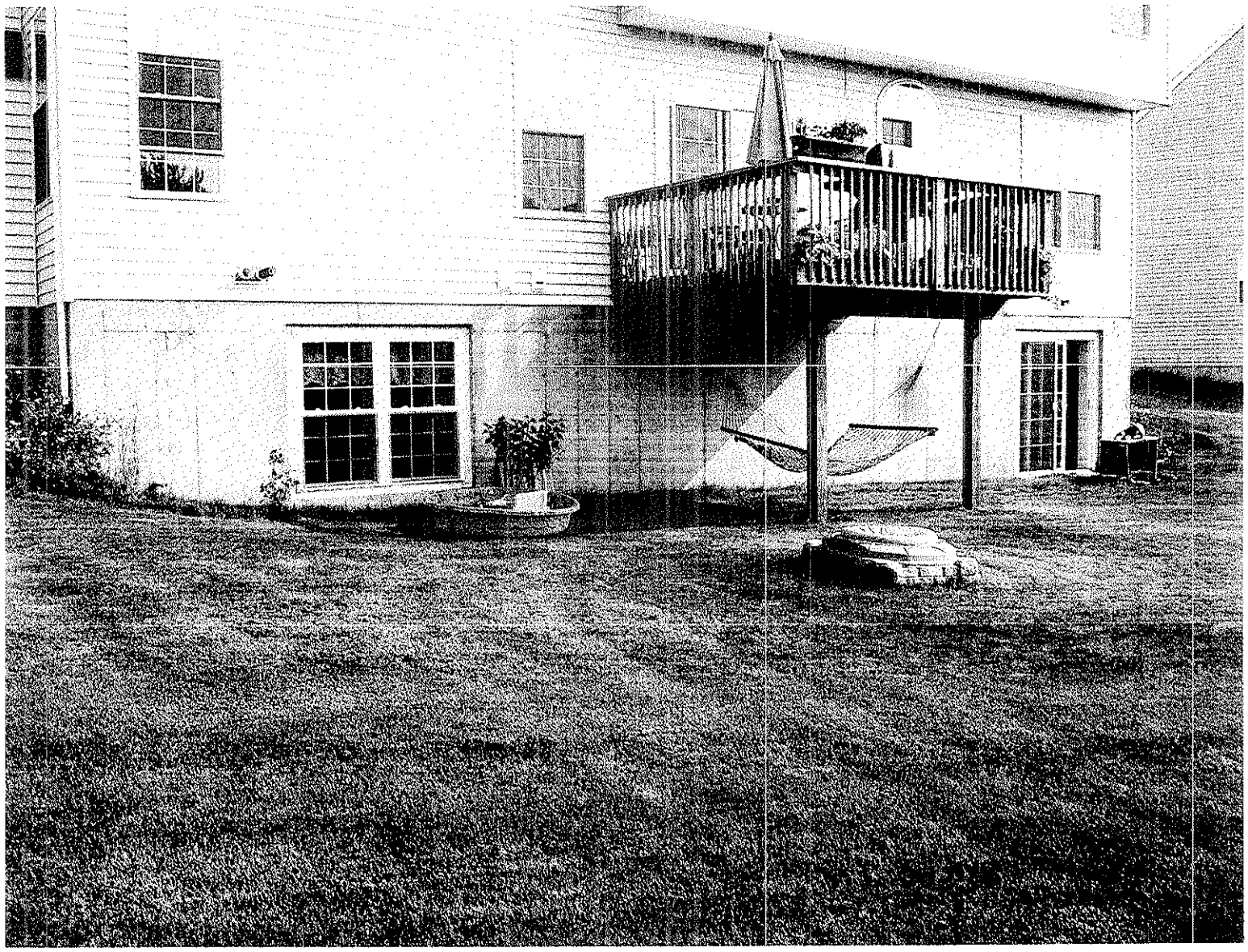
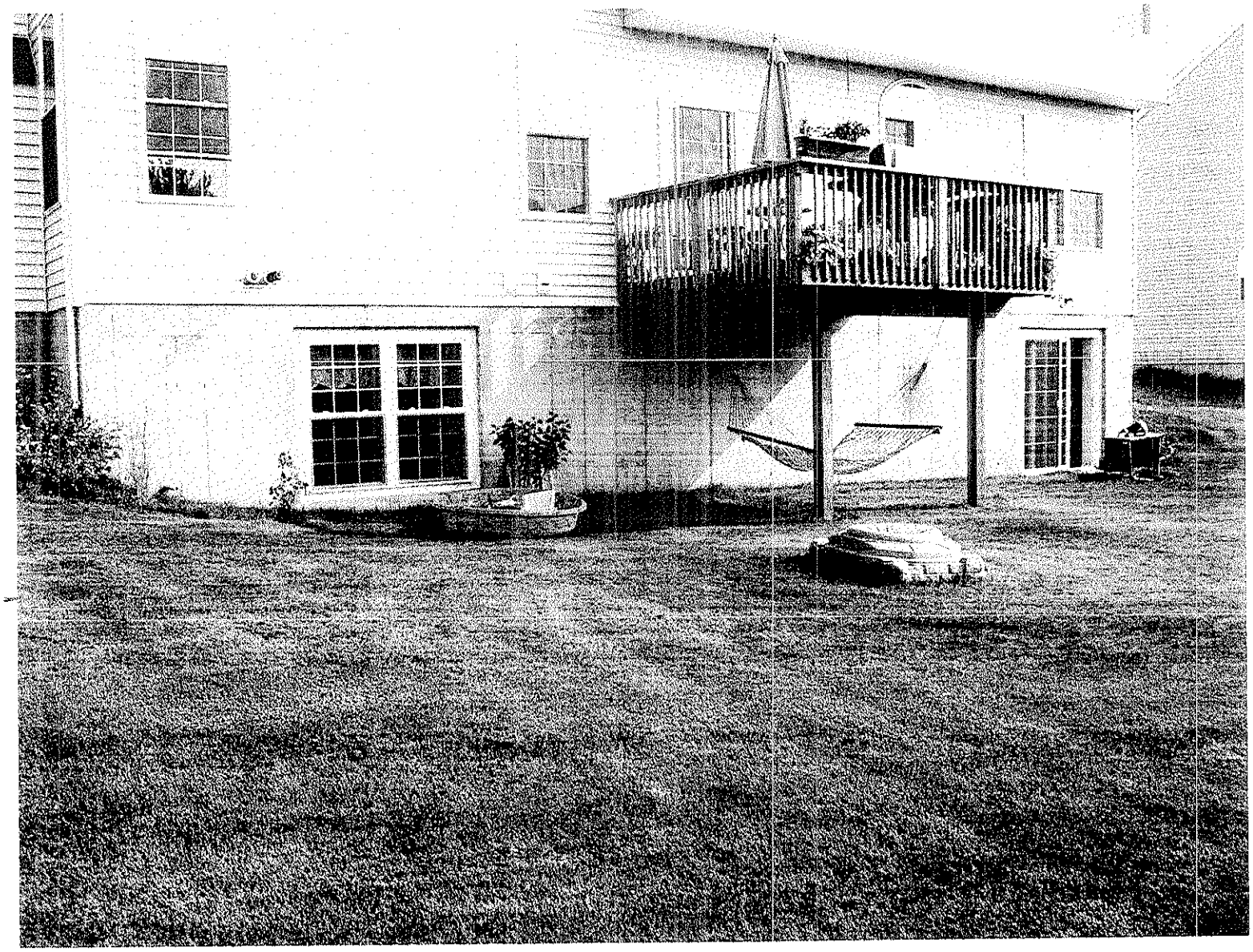
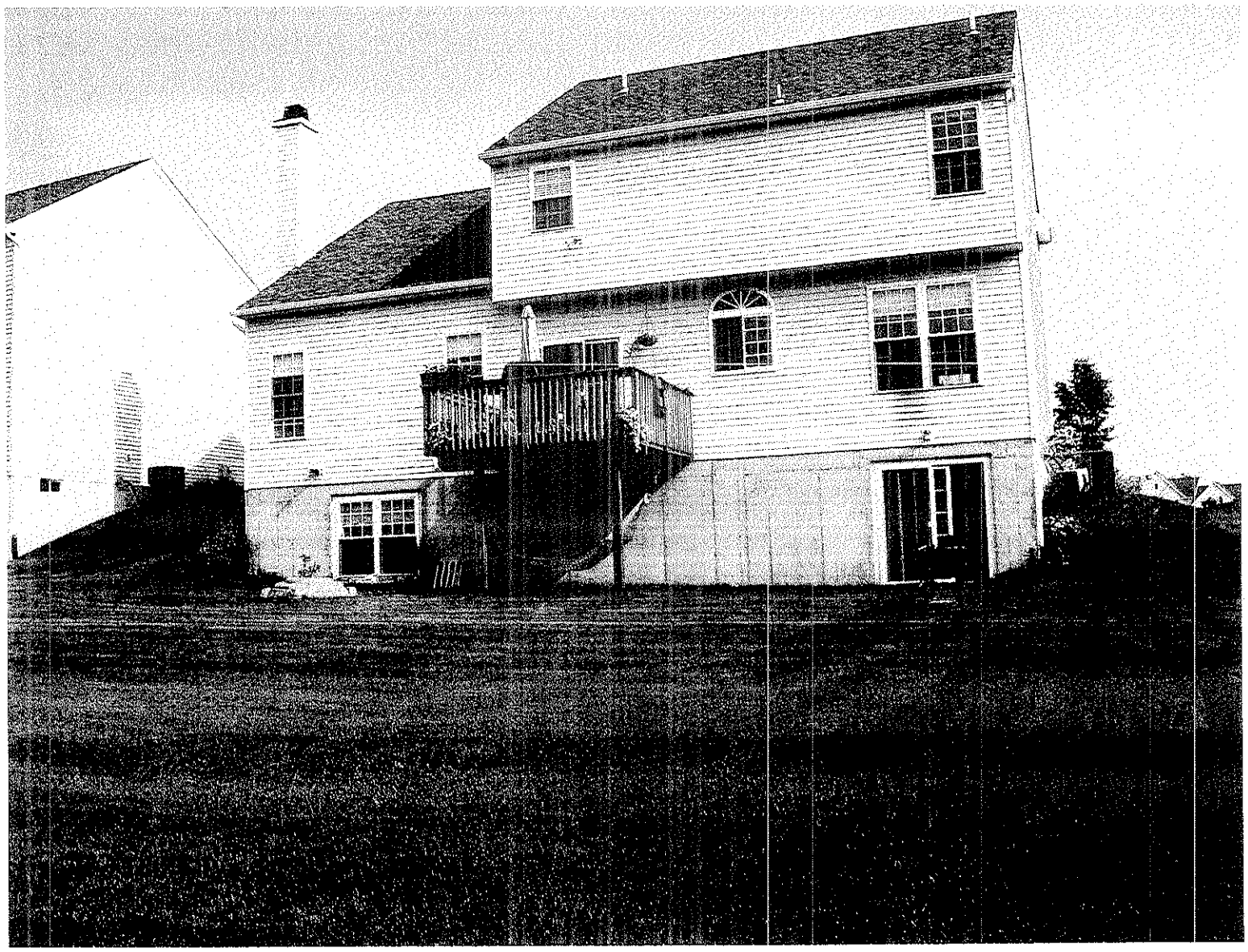






Kiki's


© J-M MANUFACTURING 1 50' SCH40


Flotec
LAUNDRY TRAY SYSTEM
Model: FPGS1500LTS – 11
115V 60HZ 6.5Amps 1/4HP
Thermally Protected
DateCode: 0010O9N