AFFIDAVIT OF POSTING

I hereby verify that I did post or caused to be posted Tax Parcel No. 47-5A-24 located at 7 Jane Street, 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. & 7 Jane St.

Date of posting: September 10, 2009

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 10th
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 19320-4437 to review and hear testimony on the following application:

The applicant, Christopher Duerr, is seeking variances from Sections 1202 and 1203 of the East Fallowfield Township Zoning Ordinance in order construct a 24' x 40' building to be used for the storage of equipment and materials. The property is located at 7 Jane Street, East Fallowfield, Pennsylvania, and is in the MU Multi-Use Zoning District.

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

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

BY: DM

HECK ALL APPLICABLE REQUESTS FOR HEARING:

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

Name of Property Owner: CHRISTOPHER D. DUERR

Address of Property Owner: 12 INGLESIDE DR. THORNDALE, PA 19372

Telephone Number of Property Owner: _____ _____

OMPLETE QUESTIONS #4 - #7 ONLY IF APPLICANT IS DIFFERENT FROM OPERTY OWNER

Name of Applicant: _____

Interest of Applicant (for example, tenant or equitable owner under an agreement sale): _____

Address of Applicant: _____

Telephone Number of Applicant: _____

Address of Subject Property: #7 JAYE ST. South Coatesville, PA

Tax Parcel No. 47-5A-24

Zoning District of Subject Property: MU - Multi Use District

Name, Address and Telephone Number of Consultant, Attorney or Representative:

State the present use of the property which is the subject of this application:
OPEN GROUND. NO USE AT THIS TIME
Ground has been unused for recent past.

State the proposed use of the property which is the subject of this application:
The proposed building is to be used for storage of construction equipment such as ladders, scaffolding, tools and miscellaneous building materials. The proposed building might also on occasion house one or two antique autos that are registered and insured.

State the section or sections of the Zoning Ordinance under which the Hearing is being requested: (1202.1, N) (1203.2, A) (1203.3A) 1203.3.C

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

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:

Lot is under the minimum width and depth as set forth in 1203.2, A, 1 and 2 and minimum required lot area of 2 acres per section 1203.1A. Therefore variances are requested from sections 1203.3.A1 and 1203.3.A.2 for front and side setbacks and section 1203.3.C for side yard abutting a residential use. Property is too small to allow construction of a reasonably sized building.

B. If a request for a special exception, please identify the proposed special exception. including the applicable section or sections of the Zoning Ordinance: Not applicable

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

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: N/A

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

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

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

N/A C. Ground floor plans and elevations of proposed structures.

N/A 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
- 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 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.

asble E. A written description of the proposed use in sufficient detail to demonstrate compliance with all applicable provisions of the Zoning Ordinance, including the following:

- each of the Specific Criteria attached to the requested special exception as listed in Section 2207.2 of the Zoning Ordinance;
- 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.);
- for expansion or alteration of nonconforming uses, each of the criteria listed in Article 2000 of the Zoning Ordinance;
- for substitution or replacement of nonconforming uses, those criteria listed in Article 2000 of the Zoning Ordinance;
- for special exceptions proposed in the Floodplain Zone, those regulations contained in the Zoning Ordinance; and
- each of the General Criteria listed in the Zoning Ordinance.

ncable ___ F. Signs: If the applicant anticipates erecting a sign, the sign information must be submitted with the paperwork for this hearing. Signs must be approved by the Zoning Hearing Board at the hearing.

The following are additional requirements for all variance requests (include 7 copies of each of the following):

____ A. A written description of the proposed use in sufficient detail to demonstrate compliance with each of those criteria listed in Section 2207.1 of the Zoning Ordinance.

____ B. Listing of names and addresses of adjoining property owners.

ment 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.

icable → 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.);

. 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".)

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.

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.

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

: 8/26/09

(Signature of Applicant*)

he application is being made by a person other than the property owner, attach a en authorization from the owner consenting to the application and designating you as gent.)

RECEIPT

DATE 8/26/09 No. 624269

RECEIVED FROM Christopher Duerr $1,500

Darrance DOLLARS

○ FOR RENT ○ FOR #7 Jeme Street

ACCOUNT	
PAYMENT	2587
BAL. DUE	

○ CASH
○ MONEY ORDER
◐ CHECK
○ CREDIT CARD

FROM _____ TO _____

BY Denise Miller

1182

2587

CDD ANVIL INDUSTRIES, INC.
12 INGLESIDE DRIVE
THORNDALE, PA 19372

DATE 8/26/09

est Fall on Field Trip $1500.00

housand five hundred and 00/100 DOLLARS

Security Features Included. Details on back.

topher Duerr

M

Attachment to application for variance for 7 Jane Street.

#14 on application, MU—Multi-use district:

1202.1, N: Contractor storage, no office in the building

1203.2, A: Minimum lot dimensions. Lot is undersized in width and depth and overall square footage.

.203.3,A.1: Variance on front setback to be 45' from street.

.203.3,A.2: Variance on side setback to be 21' on left and right.

.203.3.4: Variance on side yard on right or east side (viewed from front) where it is adjacent to residential use.

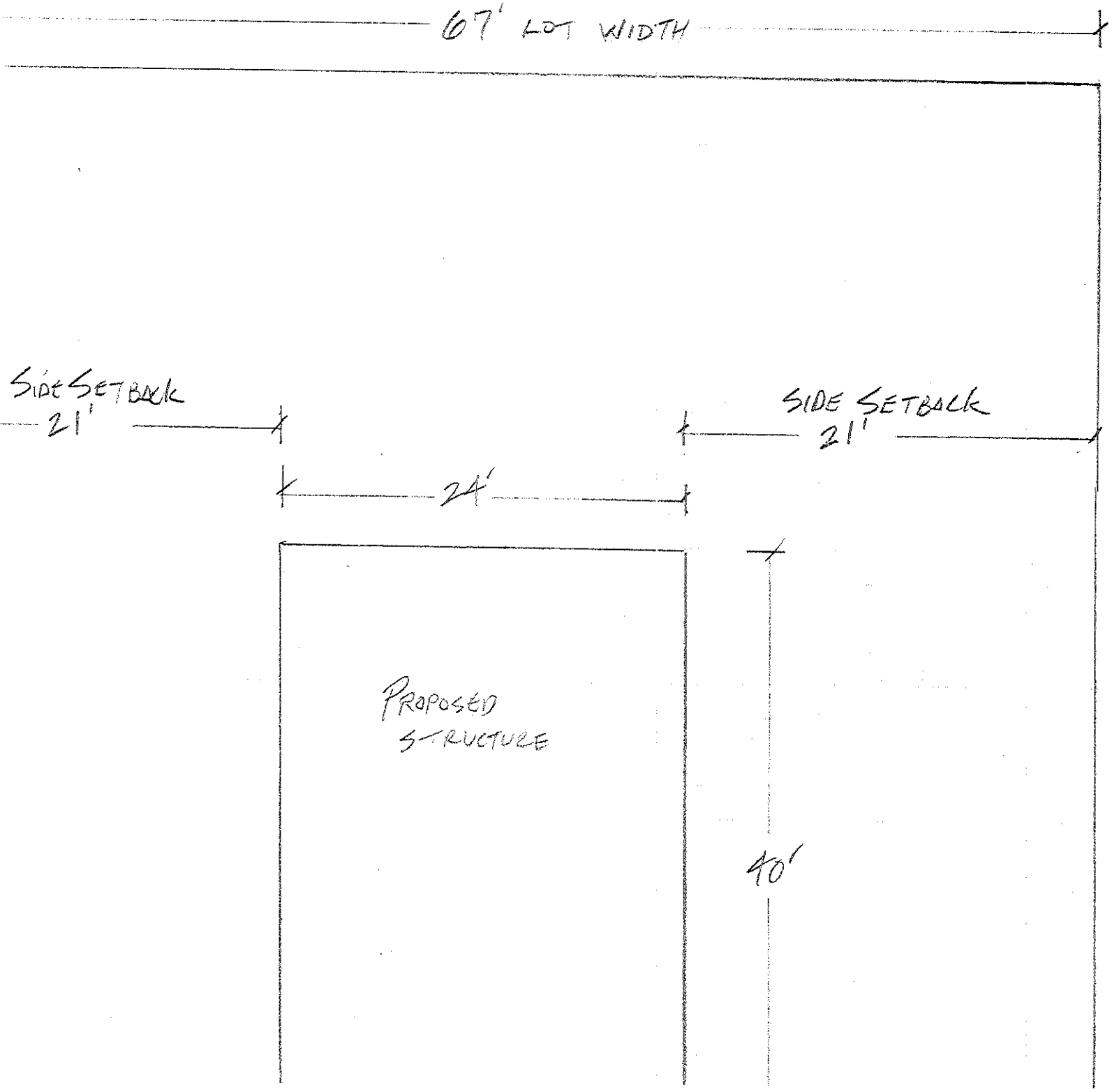
#17 on application:

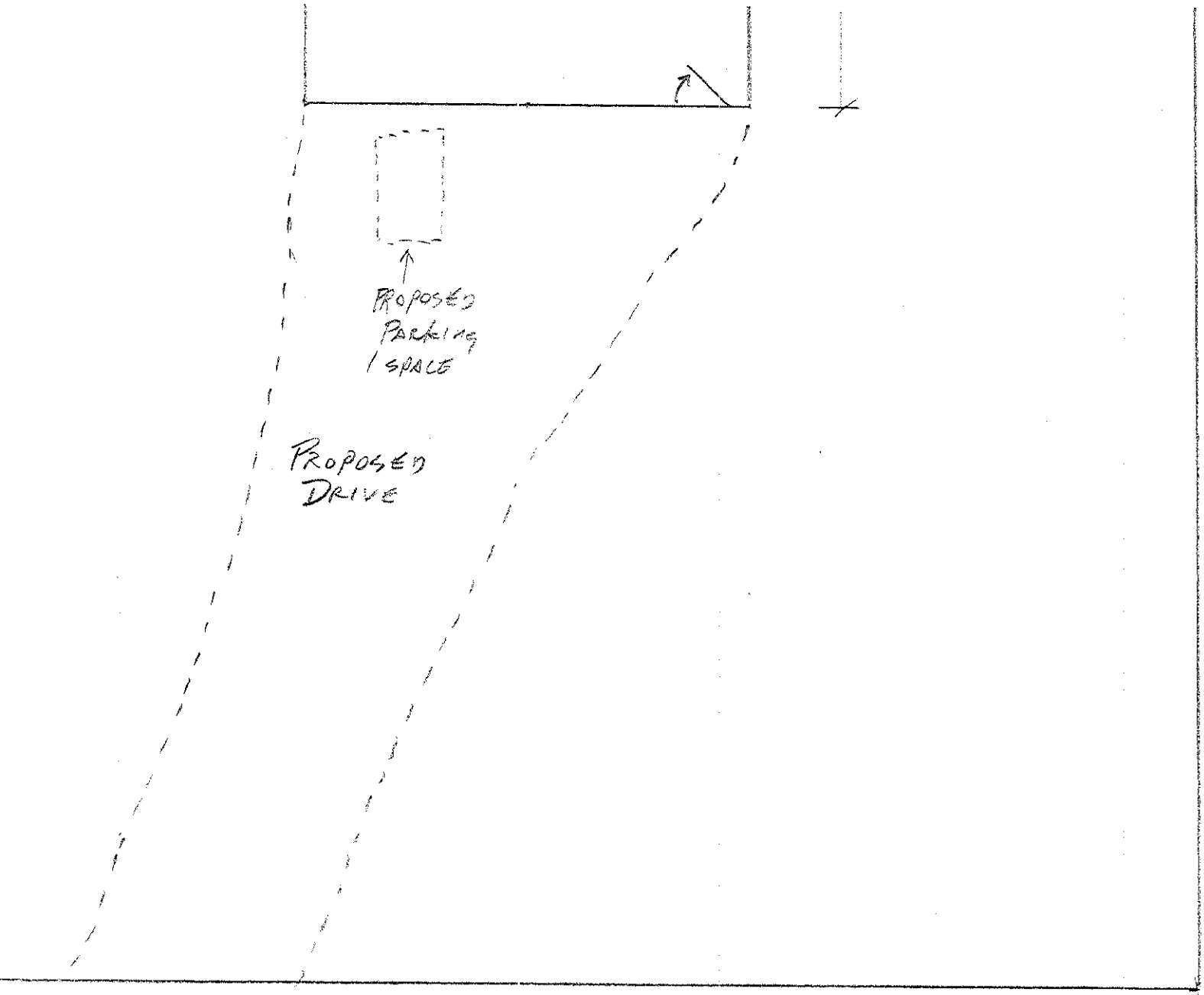
A: 24' x 40' building to be used for storage of equipment and materials. The building lot is below minimum dimensions to perfectly comply with the code pertinent to MU for parcels less than 2 acres. The building proposed is the minimum size necessary to satisfy the applicant's needs. The lot is existing and the hardship was not created by the applicant. The proposed use will not alter or detract from the character of the neighborhood.

17 on application:

:

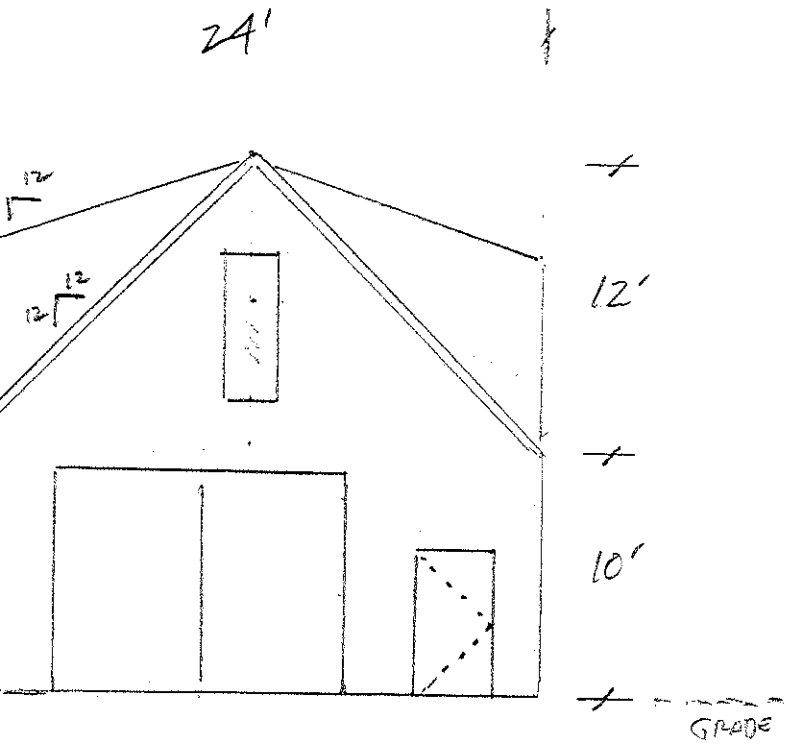
1 space for parking in front of building.
45' front setback
21' on right or east side
21' on left or west side
52' on rear setback
24' x 40' building – see plot plan
Exact spatial use inside of building to be determined
See plot plan for driveway location. Driveway to be crushed stone 10' wide.
No signage to be displayed
No dumpster to be on site at this time.
Residential style lighting is to be installed on exterior of building near entrances.
See plot plan for lot lines.


67' LOT WIDTH
SIDE SETBACK
21'
SIDE SETBACK
21'
24'
PROPOSED
STRUCTURE
40'

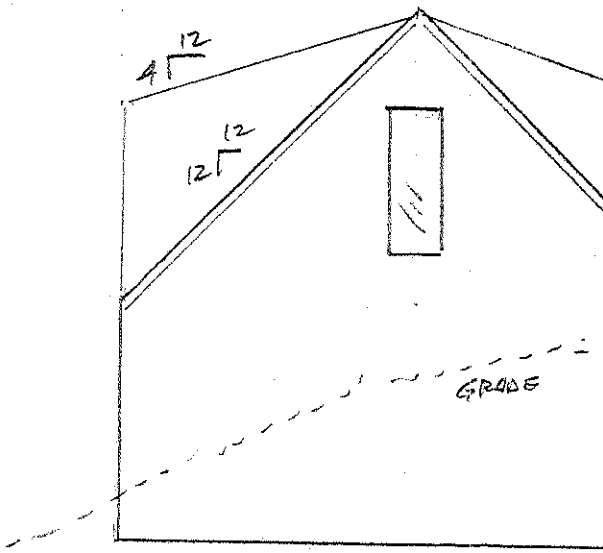


JANE STREET

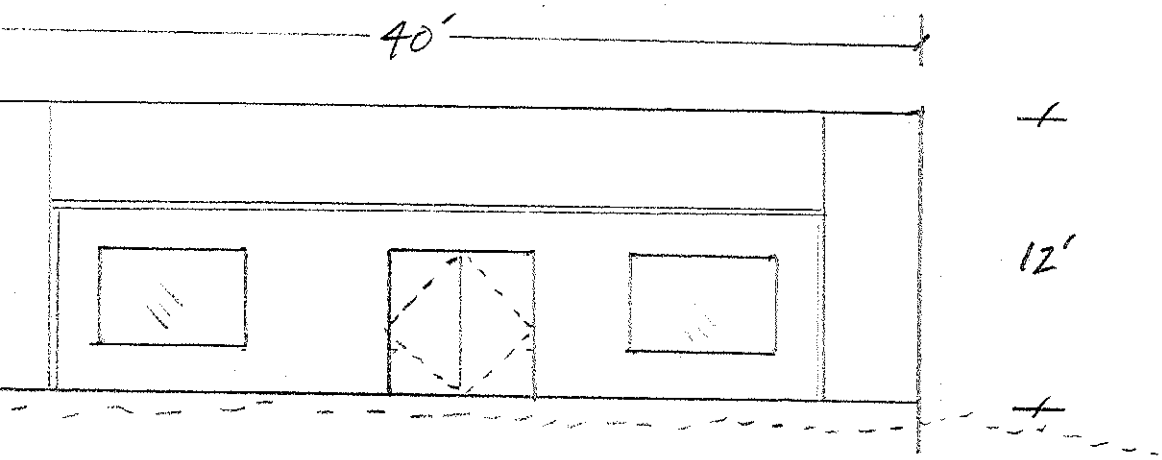
DUERR, CHRISTOPHER
UPI: 47-5A-24



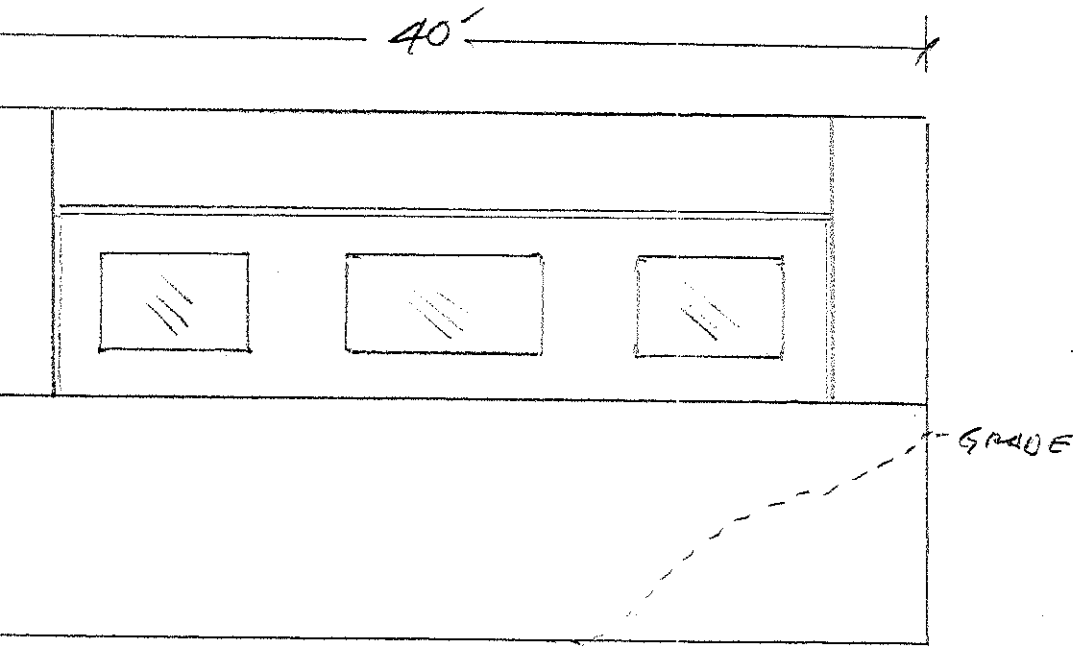
FRONT ELEVATION
1/4" = 1'0"



REAR ELEVATION
1/4" = 1'0"

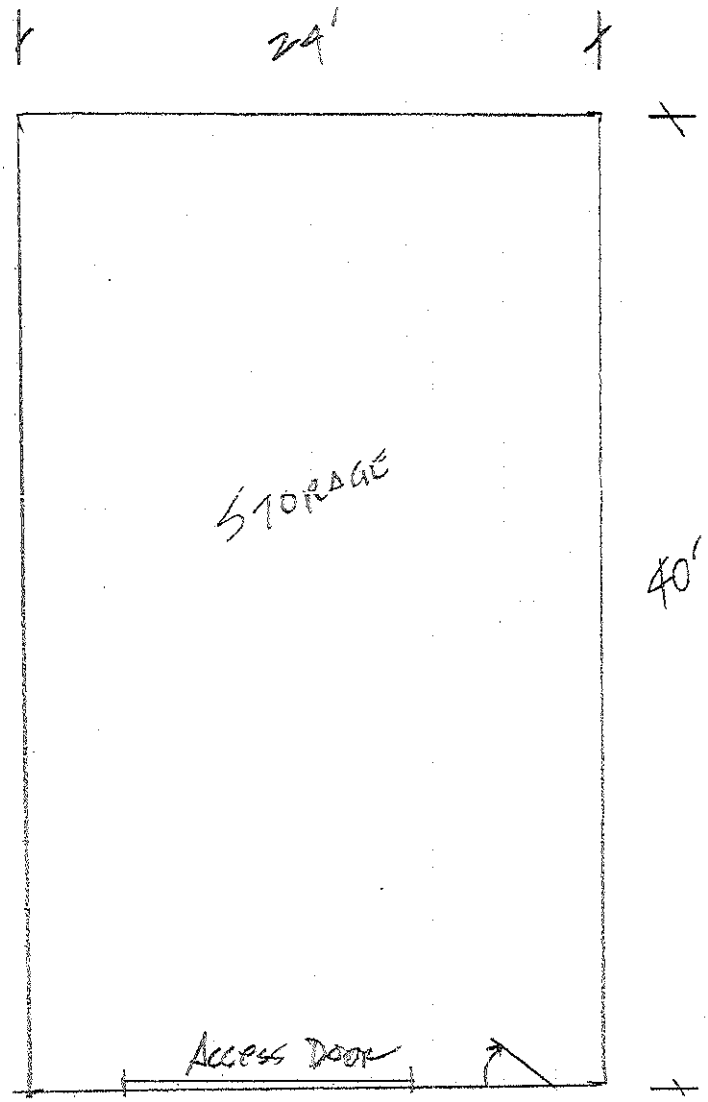


LEFT ELEVATION
1/4" = 1'0"

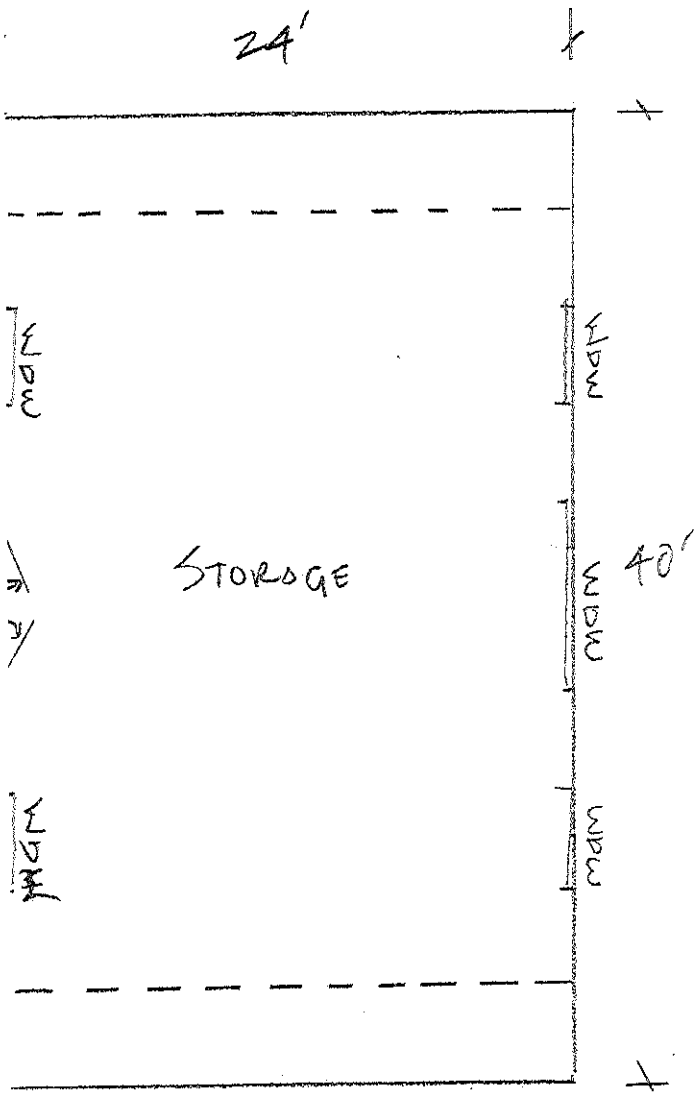


DUERR, CHRIST
UPI : 47-5A

RIGHT ELEVATION
1/4" = 1'0"



1ST FLOOR PLAN



2nd Floor Plan

DUERR, CHRISTOPHER D.
UPI: 47-5A-24