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BY: KS

BOARD USE ONLY
Date submitted _____
Date complete _____
No. _____ of 20 _____
Date of first hearing _____

Application to
ZONING HEARING BOARD

WEST VINCENT TOWNSHIP
729 St. Matthews Rd.
Chester Springs, PA 19425
610-458-1601

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MAR 08 2019
By: KS

1. Applicant Address 151 Zynn Road
Dowington Pa 19335

Phone 610-637-1975
Fax _____

Property address 670 Birchrun Road Tax parcel No. 25-7-5-1
Dow Chester Springs

Legal Owner Scott Risbon Equitable Owner _____
(name and address) See Above (name and address) _____

If applicant is not the owner, please provide copy of agreement of sale, lease, or other proof of legal interest.

- This application is:
- _____ 1. an appeal from a decision of the Zoning Officer
 - 2. an application for special exception pursuant to the terms of Section(s) 603 C #2 of the Township Zoning Ordinance
 - _____ 3. a request for a variance from the terms of Section(s) _____ of the Township Zoning Ordinance.
 - _____ 4. other (please specify): _____

2. Property description:
lot size 11 acres
existing improvements None Single family detached dwelling, barn, and two smaller outbuildings
present use vacant single family dwelling with accessory buildings
zoning classification R2

3. Include a minimum of 20 copies of a location map showing:
- road names/property lines
 - adjacent properties
 - location of any property you may own adjacent to or in the immediate vicinity of the property in question.

4. Include a minimum of 20 copies of a plot plan showing:
- old and new structures
 - elevation contour lines in 10 foot intervals (2 foot intervals if available or necessary to illustrate project details)
 - setbacks from all property lines
 - location of existing and/or proposed wells and/or septic systems
 - streams, ponds, wetlands
 - tree lines and tree masses

5. Description of proposed use and relief requested: * Proposed use: To create 4 Residential units in the existing barn * Relief Requested: Refer to Section 603-C #2 it states language regarding conversion of farm buildings

Reasons why Zoning Hearing Board should grant your request: I am looking to attempt an Adaptive reuse on a building that is in need of repair. I am keeping the single family dwelling and looking to add 4 units for a total of 5 dwelling units on the property

Other information which the Zoning Hearing Board should have in order to properly decide your case:

6. List on a separate sheet the name and mailing address of every property owner and/or occupant of every lot within 500 feet of any lot line of the property in question. The office staff can assist you in compiling this list if you need help.

7. This application must be accompanied by a check or money order in the amount of \$1500.00, for a Residential Hearing which will apply to the initial hearing. If subsequent or continued hearings are required, additional fees of 50% of the original hearing fee will be charged. Residential Special Exceptions have a fee of \$1500.00. Zoning Hearings for Commercial, Industrial, and Institutional require a fee of \$3000.00, and Non-Residential Special Exceptions \$3000.00. If actual costs of the hearing(s) which are permitted to be charged to the applicant per the PA Municipalities Planning Code exceed this fee, the applicant will be required to pay these additional costs. (Plus reimbursement of Township's Consultant and Legal Fees)

You will be notified within ten (10) working days of application submission regarding the status of your application and/or hearing date.

Forward your completed application to the Township Secretary at the above address.

Signature of applicant(s)

[Handwritten Signature]

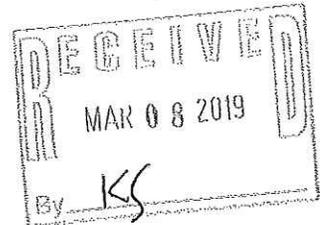
Applicant will, will not be represented by legal counsel at hearing.

Attorney John Jaros

Address Embleview

Phone 610-220-2998

Fax _____



CHECKLIST (NO ACTION WILL BE TAKEN IF NOT COMPLETE)

- Application form
- Property description: lot size, acres, improvements, present use, zoning
- 20 Location maps: property lines/road names, adjacent properties, other properties owned by applicant
- 20 Plot plans: old & new structures, contour lines, setbacks, wells/septic systems, water constraints, trees
- Description of proposed use and relief requested: Include Section number from Zoning Ordinance.
- Names and addresses of property owners within 500'

Fee Received: 3/7/19 25008 KS
Date Ck. # By

Complete Incomplete [Signature] Zoning Officer's initials