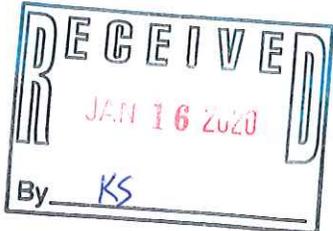


CK# 35163
\$11,500.00



BOARD USE ONLY
Date submitted 1/15/20
Date complete _____
No. _____ of 20 _____

Application to
ZONING HEARING BOARD

Date of first hearing _____

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

1. Applicant David and Gracia Maria Flather
Address c/o Wendy W. McLean, Esq.
460 E. King Road, Malvern PA 19355

Phone 484-321-5028
Fax mclean@lentzlaw.com

Property address 1147 Hollow Road Tax parcel No. 25- 7-42

Legal Owner David & Gracia Maria Flather Equitable Owner _____
(name and address) 364 198th st. (name and address) _____
Langley, B.C. Canada

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) 2603 of the Township Zoning Ordinance
 - 3. a request for a variance from the terms of Section(s) see attached of the Township Zoning Ordinance.
 - 4. other (please specify): see attached

2. Property description:
lot size 4.56 acres
existing improvements NONE
present use VACANT
zoning classification RC

3. Include a minimum of 20 copies of a location map showing:
- road names/property lines
 - adjacent properties
 - N/A 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:
- N/A 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: SINGLE-FAMILY RESIDENCE AND ABOVE-GROUND SEPTIC SYSTEM

Reasons why Zoning Hearing Board should grant your request: PROPERTY HAS NO LEGAL BUILDING ENVELOPE AND CANNOT BE USED WITHOUT RELIEF

Other information which the Zoning Hearing Board should have in order to properly decide your case: THIS PROPERTY HAS BEEN THE SUBJECT OF PRIOR APPLICATIONS

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.

Wendy W. McLean Attorney for Applicants
Signature of applicant(s)

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

Attorney Wendy W. McLean Esq.

Address 460 E. King Road Malvern, PA 19355

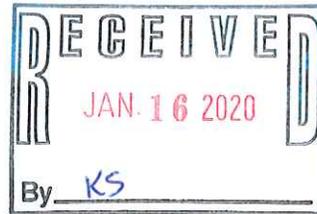
Phone 484-321-5028

Fax McLean@LentzLaw.com

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: 1/16/20 #35163 KS
Date Ck. # By

Complete Incomplete Zoning Officer's initials



**APPLICATION OF
DAVID AND MARIA GRACIA FLATHER**

RELIEF REQUIRED:

VARIANCES

Section 401.B-Appendix F

Front Yard: 100 feet required, 50 feet provided

Section 2201 Accessory Buildings, Accessory Structures

Front Yard: 100 feet required, 72.9 feet provided

Section 2206 – French Creek Scenic River Corridor

Entire site is within the Birchrun segment

Section 2307 – Stream Buffers

150 foot vegetated buffer required

Accessory structure will be 31.7 feet from wetlands

Dwelling will be 106 feet from wetlands

SPECIAL EXCEPTION

Section 2603 – Nonconforming Lots

Special exception to construct a dwelling and above-ground sewage treatment facility on a lot that has no building envelope

ANY OTHER RELIEF THAT MAY BE NEEDED TO HAVE A RESIDENCE ON THE PROPERTY