

August 24, 2018

Carys Levin

1912 Kimberton Rd.

Phoenixville, PA 19460

[Carys.levin@gmail.com](mailto:Carys.levin@gmail.com)

(610) 827-7126

West Vincent Township Board of Supervisors

729 Saint Matthews Rd.

Chester Springs, PA 19425

Dear Mr. Jacobs, Mr. Schneider, and Mr. Couris:

Please review the enclosed petition signed and notarized by residents and property owners within the current "Kimberton Village" zoning district. According to Zoning Ordinance 2903, a change in zoning designation must be supported by the owners of at least 51% of the district's total acreage. The enclosed documents show that owners of **75%** of the zoning district's total acreage support changing the zoning status from Kimberton Village to R-2. The petition itself outlines the reasons for this desired change. We look forward to following up with the Board of Supervisors in the near future about how best to proceed in addressing this petition.

Thank you very much for your consideration and enjoy the final days of Summer!

A handwritten signature in black ink that reads "Carys Levin". The script is cursive and fluid.

Carys Levin

(writing on behalf of concerned residents of West Vincent Township)

Street Address		Yes	Signed	Notarized
Hall, John T.	25-5-38	1854 Kimberton Road	1.60	1.60
Vitale, Gerald F.	25-5-39	1858 Kimberton Road	8.00	8.00
Martin, James & Madeline	25-5-40.1	1860 Kimberton Road	2.10	2.10
Gillin, Patrick & Meghan	25-5-40-2	1874 Kimberton Road	1.00	1.00
Cantwell, Charles & Joann	25-5-40.3	1880 Kimberton Road	4.50	4.50
Call, Mark & Karen E.	25-5-41	1884 Kimberton Road	0.85	0.85
Rase, Armondo R. & Leslie J.	25-5-42	1890 Kimberton Road	0.51	0.00
Bruckner, Peter B.	25-5-43	1894 Kimberton Road	1.70	1.70
Vance, Francis S.	25-5-44	1900 Kimberton Road	1.90	1.90
Levin, Carys	25-5-45	1912 Kimberton Road	2.60	2.60
Bentley Properties	25-5-34.1A	*	0.00	
Bentley, James A.	25-5-34-1	*	0.00	
Whitehead, Michael	25-5-34-3	1883 Kimberton Road	2.60	2.60
Rittenbaugh, Edwin & Christine L.	25-5-34-4	1891 Kimberton Road	2.60	2.60
Borst, Richard A.	25-5-33	1903 Kimberton Road	2.80	2.80
Bevan, Kenneth & Gloria	25-5-34-2	1909 Kimberton Road	2.90	2.90
Cuccinotta, Joseph Jr. & Michelle	25-5-32	1941 Kimberton Road	2.10	2.10
Robbins, Randy	25-5-31	1955 Kimberton Road	4.20	4.20
Ankney, Bradly K.	25-5-19	1959 Kimberton Road	0.00	
Barkhouse, Darryll A. & Cristiana	25-5-30-1	1973 Kimberton Road	2.60	2.60
Menyo, Laurie	25-5-30	1979 Kimberton Road	1.30	1.30
Miller, Gary & Lauren	25-5-30-2	1983 Kimberton Road	0.00	
Knoll, Jennifer	25-5-29	1987 Kimberton Road	0.66	0.66
Pierson, Joan Lyons	25-5-50-2	1976 Kimberton Road	2.50	2.50
Grashof, Carl W.	25-5-50	1952 Kimberton Road	0.86	0.86
Brown, David P., Kitzmiller, Helen F.	25.5.50.1	1944 Kimberton Road	0.88	0.88
Grealey, George & Mary J.	25-5-49	1936 Kimberton Road	0.00	
Brewer, Frank R., Jr.	25-5-48	1930 Kimberton Road	0.75	0.75
Cobb, Jeffrey J.	25-5-47	1924 Kimberton Road	0.71	0.71
Sypherd, John L	25-5-46	1918 Kimberton Road	0.77	0.77
Ulmschneider, Michael K.	25-5-51	1928 Kimberton Road	0.00	
Little Acorn House	25-5-28	1320 Pughtown Road	0.80	0.00



## PETITION

We, residents of West Vincent Township, petition the Board of Supervisors to remove the zoning classification of Kimberton Village District, and to rezone the entire district R-2, for the following reasons:

1. We are owners of more than 50% of the total acreage of real estate in the Kimberton Village zoning district. Attached as Exhibit 1 is a list of property owners in the district, acreage owned by each, and calculation of aggregate percentage ownership.

2. The West Vincent Zoning Ordinance (WVZO) Section 2903, which is attached as Exhibit 2, provides that owners of 50% or more of the total acreage in a zoning district shall have the right to petition the Board of Supervisors for a change in the zoning classification of their district.

3. The Kimberton Village District consists of an area bounded by agricultural land on three of four sides.

4. The neighborhood is entirely made up of single family dwellings.

5. The neighborhood is quiet, stable, and has a quasi-rural atmosphere.

6. The residents and property owners in the district enjoy their neighborhood, and want to preserve its character.

7. The Kimberton Village zoning district is said to "Provide opportunities for the creation of a variety of residential dwelling types". WVZO Sec. 801.

8. 802 A 2. Permits, as a use by right, "Single family semi detached dwelling".

9. The WVZO, Sec. 802 B.1 provides that, as a conditional use, multi-family dwellings may be erected in the district.

10. West Vincent Township is a member of the Phoenixville Regional Planning Committee.

11. The Committee includes the Borough of Phoenixville and the Townships of West Vincent, East Pikeland, Schuylkill and Charlestown.

12. In at least several of those municipalities multifamily dwellings are permitted as a matter of right.

13. There are areas of West Vincent Township that permit multifamily dwellings already.

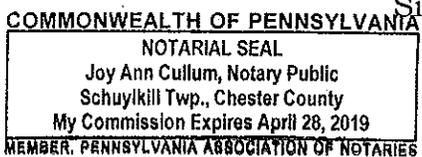
14. By reason of the preceding paragraphs, there is no legal need for the Kimberton Village zoning district.

15. Since there is no need for the Kimberton Village zoning district, and since those who live there, who are most concerned, strongly favor the end of the Kimberton Village zoning district, there is no reason why the Board of Supervisors should not grant this Petition, and there is every reason why the Board should grant it.

AND SO we ask the Board of Supervisors to remove the Kimberton Village zoning district and to rezone the entire district R-2.

<u>1891 Kimberton Rd</u> Address	<u>Eduin R Rittenbaugh</u> 6/11/18 Signature
<u>/</u> Address	<u>/</u> Signature
<u>/</u> Address	<u>/</u> Signature
<u>/</u> Address	<u>/</u> Signature

Joy Ann Cullum  
Notary



Taken, sworn and subscribed before me this 15<sup>th</sup> Day of June A.D. 2018

PETITION

We, residents of West Vincent Township, petition the Board of Supervisors to remove the zoning classification of Kimberton Village District, and to rezone the entire district R-2, for the following reasons:

1. We are owners of more than 50% of the total acreage of real estate in the Kimberton Village zoning district. Attached as Exhibit 1 is a list of property owners in the district, acreage owned by each, and calculation of aggregate percentage ownership.
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14. By reason of the preceding paragraphs, there is no legal need for the Kimberton Village zoning district.
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AND SO we ask the Board of Supervisors to remove the Kimberton Village zoning district and to rezone the entire district R-2.

1858 Kimberton Rd  
Phoenixville PA 19360  
Address

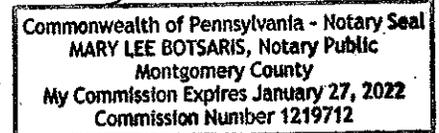
*[Handwritten Signature]*  
Signature

5/30/18 Courtney Vitale

Address

Signature

*Mary Lee Botsaris*



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AND SO we ask the Board of Supervisors to remove the Kimberton Village zoning district and to rezone the entire district R-2.

1952 Kimberton Rd  
P.O. Box 1003 Address  
Kimberton PA 19460

  
Signature *Donald M. DiIanni*

Sworn to and subscribed before me  
this 23<sup>rd</sup> day of MAY 2018.

  
**COMMONWEALTH OF PENNSYLVANIA**  
**NOTARIAL SEAL**  
DONALD M. DIANNI, Notary Public  
East Pikeland Township, Chester County  
My Commission Expires October 13, 2021

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AND SO we ask the Board of Supervisors to remove the Kimberton Village zoning district and to rezone the entire district R-2.

1955 Kimberton Rd. Phoenixville  
Address

Randy L. Rollins  
Signature

Sworn to and subscribed before me  
this 29<sup>th</sup> day of May, 2018.

Donald M. Dianni  
COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
DONALD M. DIANNI, Notary Public  
East Pikeland Township, Chester County  
My Commission Expires October 13, 2021

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AND SO we ask the Board of Supervisors to remove the Kimberton Village zoning district and to rezone the entire district R-2.

1979 KIMBERTON RD  
Address  
Phoenixville PA 19460

*Laurie Menzo*  
Signature  
LAURIE MENZO

Sworn to and subscribed before me  
this 29<sup>th</sup> day of May, 2018.

*Donald M. Dianni*  
COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
DONALD M. DIANNI, Notary Public  
East Pikeland Township, Chester County  
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AND SO we ask the Board of Supervisors to remove the Kimberton Village zoning district and to rezone the entire district R-2.

1976 Kimberton Rd \_\_\_\_\_ Joan L. Pearson  
Address Signature  
Phoenixville, PA 19460

Sworn to and subscribed before me  
this 27<sup>th</sup> day of May, 2018.

Donald M. Dianni  
COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
DONALD M. DIANNI, Notary Public  
East Pikeland Township, Chester County  
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AND SO we ask the Board of Supervisors to remove the Kimberton Village zoning district and to rezone the entire district R-2.

1880 Kimberton Rd.  
Address

Joanne M Cantwell  
Signature  
JOANNE M CANTWELL

Sworn to and subscribed before me  
this 29<sup>th</sup> day of May, 2019.

Donald M. DiIanni  
COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
DONALD M. DIANNI, Notary Public  
East Pikeland Township, Chester County  
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AND SO we ask the Board of Supervisors to remove the Kimberton Village zoning district and to rezone the entire district R-2.

<u>PO Box 112 Kimberton</u> Address	<u>Louise N. Vance</u> Signature
PA. 19442 1900 Kimberton Rd.	LOUISE N. VANCE

Sworn to and subscribed before me  
this 29<sup>th</sup> day of May, 2018.

Donald M. Dianni  
COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
DONALD M. DIANNI, Notary Public  
East Pikeland Township, Chester County  
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1912 Kimberton Rd. \_\_\_\_\_  
Address Signature  
Phoenixville PA 19460

Sworn to and subscribed before me  
this 29<sup>th</sup> day of MAY 2018.

  
COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
DONALD M. DIANNI, Notary Public  
East Pikeland Township, Chester County  
My Commission Expires October 13, 2021







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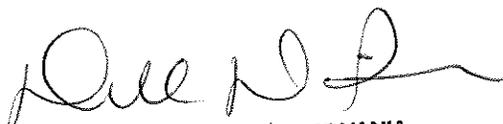
1883 Old Kimberton

Address



Signature

Sworn to and subscribed before me  
this 29<sup>th</sup> day of MA 2018.



COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
DONALD M. DIANNI, Notary Public  
East Pikeland Township, Chester County  
My Commission Expires October 13, 2021

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AND SO we ask the Board of Supervisors to remove the Kimberton Village zoning district and to rezone the entire district R-2.

1987 Kimberton Road  
Address

Jim Skiff  
Signature

Sworn to and subscribed before me  
this 29<sup>th</sup> day of Mar, 2018.

Donald M. Dianni  
COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
DONALD M. DIANNI, Notary Public  
East Pikeland Township, Chester County  
My Commission Expires October 13, 2021

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AND SO we ask the Board of Supervisors to remove the Kimberton Village zoning district and to rezone the entire district R-2.

1941 Kimberton Rd.                      Michelle Cucinotta  
Address    Signature  
Michelle Cucinotta

Sworn to and subscribed before me  
this 29<sup>th</sup> day of May, 2018.

Donald M. Dianni  
COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
DONALD M. DIANNI, Notary Public  
East Pikeland Township, Chester County  
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1342 PUGHDOWN ROAD  
Address

*Thomas E. Mura, Jr.*  
Signature

Sworn to and subscribed before me  
this 23<sup>rd</sup> day of May 2018.

*Donald M. DiIanni*  
COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
DONALD M. DIANNI, Notary Public  
East Pikeland Township, Chester County  
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AND SO we ask the Board of Supervisors to remove the Kimberton Village zoning district and to rezone the entire district R-2.

1894 Kimberton Road

Address

Peter Bruckner

Signature

PETER BRUCKNER

Sworn to and subscribed before me  
this 22<sup>nd</sup> day of May, 2018.



COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
DONALD M. DIANNI, Notary Public  
East Pikeland Township, Chester County  
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AND SO we ask the Board of Supervisors to remove the Kimberton Village zoning district and to rezone the entire district R-2.

1924 Kimberton Rd / <sup>Paville</sup> 19460  
Address

*Jeffrey J. Cobb*  
Signature

Jeffrey J. Cobb

Sworn to and subscribed before me  
this 29<sup>th</sup> day of May, 2018.

*Donald M. DiIanni*

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
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AND SO we ask the Board of Supervisors to remove the Kimberton Village zoning district and to rezone the entire district R-2.

1854 Kimberton RD Phoenixville PA  
Address 19460  
Signature  
John T HAI

Sworn to and subscribed before me  
this 29<sup>th</sup> day of May 2018.

  
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NOTARIAL SEAL  
DONALD M. DIANNI, Notary Public  
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903 Kimberton Rd  
Phoenixville, Pa 19360

---

Address

Claudia Boest  
Claudia Boest

---

Signature

Sworn to and subscribed before me  
this 29<sup>th</sup> day of May 2018.

Donald M. DiIanni

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1860 KIMBERTON RD  
Address  
PHOENIXVILLE PA 19360

*James A. Martin*  
Signature  
JAMES A MARTIN

Sworn to and subscribed before me  
this 29<sup>th</sup> day of MAY 2018.

*Donald M. DiIanni*  
COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
DONALD M. DIANNI, Notary Public  
East Pikeland Township, Chester County  
My Commission Expires October 13, 2021

## PETITION

We, residents of West Vincent Township, petition the Board of Supervisors to remove the zoning classification of Kimberton Village District, and to rezone the entire district R-2, for the following reasons:

1. We are owners of more than 50% of the total acreage of real estate in the Kimberton Village zoning district. Attached as Exhibit 1 is a list of property owners in the district, acreage owned by each, and calculation of aggregate percentage ownership.

2. The West Vincent Zoning Ordinance (WVZO) Section 2903, which is attached as Exhibit 2, provides that owners of 50% or more of the total acreage in a zoning district shall have the right to petition the Board of Supervisors for a change in the zoning classification of their district.

3. The Kimberton Village District consists <sup>of</sup> an area bounded by agricultural land on three of four sides.

4. The neighborhood is entirely made up of single family dwellings.

5. The neighborhood is quiet, stable, and has a quasi-rural atmosphere.

6. The residents and property owners in the district enjoy their neighborhood, and want to preserve its character.

7. The Kimberton Village zoning district is said to "Provide opportunities for the creation of a variety of residential dwelling types". WVZO Sec. 801.

8. 802 A 2. Permits, as a use by right, "Single family semi detached dwelling".

9. The WVZO, Sec. 802 B.1 provides that, as a conditional use, multi-family dwellings may be erected in the district.

10. West Vincent Township is a member of the Phoenixville Regional Planning Committee.

11. The Committee includes the Borough of Phoenixville and the Townships of West Vincent, East Pikeland, Schuylkill and Charlestown.

12. In at least several of those municipalities multifamily dwellings are permitted as a matter of right.

13. There are areas of West Vincent Township that permit multifamily dwellings already.

14. By reason of the preceding paragraphs, there is no legal need for the Kimberton Village zoning district.

15. Since there is no need for the Kimberton Village zoning district, and since those who live there, who are most concerned, strongly favor the end of the Kimberton Village zoning district, there is no reason why the Board of Supervisors should not grant this Petition, and there is every reason why the Board should grant it.

AND SO we ask the Board of Supervisors to remove the Kimberton Village zoning district and to rezone the entire district R-2.

Richard C. Bar ↔ 1903 KIMBERTON RD

Address

Signature

J. K. E. ↔

1912 KIMBERTON

Address

Signature

1912 Kimberton

Address

Signature

1973 Kimberton Rd

Address

Signature

C. Weir  
5/25/18  
John Barkhouse Notary Public  
D. S. ... Notary Public  
Cristiana & Danyll Barkhouse Notary Public

Commonwealth of Pennsylvania - Notary Seal  
JESSICA CHAMBERS - Notary Public  
Chester County  
My Commission Expires May 20, 2022  
Commission Number 1255951

Commonwealth of Pennsylvania - Notary Seal  
JESSICA CHAMBERS - Notary Public  
Chester County  
My Commission Expires May 20, 2022  
Commission Number 1255951

**CERTIFICATION**

The undersigned, David P. Brown, III, certifies to Lucy J. Serin,  
a Notary Public of the Commonwealth of Pennsylvania, that he is a member of the bar of the  
Supreme Court of Pennsylvania, Attorney No. 10134; and that on the 3<sup>rd</sup> day of June, 2018  
personally appeared before him Kenneth Bevan ("the  
Principal"), known to him or satisfactorily proven; and acknowledged the foregoing Petition to be  
the act and deed of the Principal, and desired that it be recorded as such.

David P. Brown, III  
David P. Brown, III No. 10134

Sworn to and subscribed before me  
this 3<sup>rd</sup> day of June 2018.

Lucy J. Serin  
Notary Public

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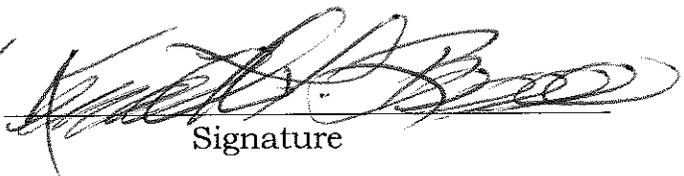
14. By reason of the preceding paragraphs, there is no legal need for the Kimberton Village zoning district.

15. Since there is no need for the Kimberton Village zoning district, and since those who live there, who are most concerned, strongly favor the end of the Kimberton Village zoning district, there is no reason why the Board of Supervisors should not grant this Petition, and there is every reason why the Board should grant it.

AND SO we ask the Board of Supervisors to remove the Kimberton Village zoning district and to rezone the entire district R-2.

1909 Kimberton Rd

Address



Signature

**CERTIFICATION**

The undersigned, David P. Brown, III, certifies to *Lucy J. Serin*,  
a Notary Public of the Commonwealth of Pennsylvania, that he is a member of the bar of the  
Supreme Court of Pennsylvania, Attorney No. 10134; and that on the *18<sup>th</sup>* day of *May*, 2018  
personally appeared before him *John L. Sypherd* ("the  
Principal"), known to him or satisfactorily proven; and acknowledged the foregoing Petition to be  
the act and deed of the Principal, and desired that it be recorded as such.

*David P. Brown*

David P. Brown, III No. 10134

Sworn to and subscribed before me  
this *3<sup>rd</sup>* day of *June* 2018.

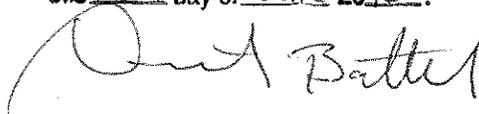
*Lucy J. Serin*  
Notary Public

**CERTIFICATION**

The undersigned, David P. Brown, III, certifies to a Notary Public of the Commonwealth of Pennsylvania, that he is a member of the bar of the Supreme Court of Pennsylvania, Attorney No. 10134; and that on the 8<sup>th</sup> day of June, 2018 personally appeared before him Frank R. Brewer ("the Principal"), known to him or satisfactorily proven; and acknowledged the foregoing Petition to be the act and deed of the Principal, and desired that it be recorded as such.

  
\_\_\_\_\_  
David P. Brown, III No. 10134

Sworn to and subscribed before me  
this 8<sup>th</sup> day of June 2018.



COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
TIMOTHY BOTTOMLEY, Notary Public  
East Pikeland Township, Chester County  
My Commission Expires October 22, 2019

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AND SO we ask the Board of Supervisors to remove the Kimberton Village zoning district and to rezone the entire district R-2.

1930 Kimberton Road                      James P. Baker  
Address    Signature