

**NOTICE -- POCOPSON TOWNSHIP ZONING HEARING BOARD**

NOTICE is hereby given that the Zoning Hearing Board of Pocopson Township will hold a Public Hearing at the Pocopson Township Building, 740 Denton Hollow Road, West Chester, Pennsylvania, on Monday, June 8, 2020, at 7:00 p.m. at which time the Board will hear the following matter:

In Re: Application of Chetty Builders of DE, LLC seeking the following zoning relief so as to permit the demolition of an existing dwelling and construction of a new residential dwelling on property located at 604 West Creek Road, in the Townships Residential Agricultural zoning district (UPI #63-4-91.3): (1) A special exception in accordance with Zoning Ordinance Section 250-19.C.(3) to permit 16.9 percent of total impervious coverage; (2) A variance from Ordinance Section 250-17.D.(3)(c) so as to permit a portion of the driveway to be located within 20 feet of the southeastern property lines; (3) Variances from the requirements from Ordinance Section 250-17.D.(3)(d) so as to permit a driveway grade in excess of 12 percent and to permit the first 50 feet of the driveway to remain as unpaved stone; (4) Variances from the requirements of Zoning Ordinances Section 250-87.B.(8) so as to permit disturbances of very steep slopes in excess of 10 percent; disturbances of moderately steep slopes in excess of 25 percent; disturbances of steep slope margins in excess of 25 percent; disturbance of wetlands; disturbance of the inner riparian buffer zone; disturbance of the outer riparian buffer zone in excess of 15 percent; disturbance of heritage trees; and disturbance of woodlands in excess of 20 percent; (5) A variance from Ordinance Section 250-87.K.(4) so as to excuse the requirement of woodland replacement.

If you are a person with a disability and wish to attend the public meeting scheduled above and require an auxiliary aide, service or other accommodation to participate in the proceedings, please contact Susan Simone at 610-793-2151 to discuss how Pocopson Township may best accommodate your needs.

Edward M. Foley, Solicitor  
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Attorneys for the Pocopson Township Zoning  
Hearing Board