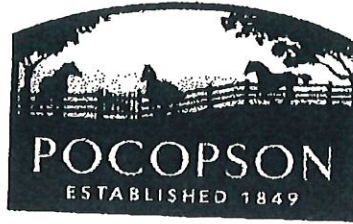


In Re: Application of Paul and Helen Cook seeking special exceptions under zoning ordinance sections 250-19.C.(3) and (4) to allow increases in the maximum total impervious coverage and in the maximum building coverage so as to permit the enlargement of the existing driveway and the addition of a paver patio, sitting wall and retaining wall on property located at 1560 Brandywine Drive, West Chester, PA (UPI #63-4-3.7) om the Township's Residential and Agricultural zoning district

ZONING HEARING BOARD EXHIBITS

- B-1** Applicant's Application with all attachments.
- B-2** Chester County aerial photograph / tax parcel map of the subject property.
- B-3** Copy of official Notice of Hearing, as published, posted and mailed to all parties.
- B-4** Proof of Publication Showing newspaper publication on December 2 and December 9, 2020
- B-5** Verification of Posting of Notice.
- B-6** Verification of Mailing of Notice.
- B-7** Copy of position statement of the Township Planning Commission dated December 10, 2020, in favor of the special exception.
- B-8** Email of December 8, 2020 from Fire Chief A.J. McCarthy re: need to assure trees and vegetation do not impede emergency vehicle access.
- B-9** (In the event of any appeal) Copy of the Pocopson Township Zoning Ordinance in effect on the date of the Application.



P.O. Box 1, Pocopson PA 19366
Office: 610.793.2151 Fax: 610.793.1944
www.pocopson.org

Application No.: _____

Applicant (s): PAUL & HELEN COOK

Address of Record: 1560 BRANDYWINE DRIVE
WEST CHESTER, PA 19382

Telephone: 610-793-4687 Cell Phone: 610-348-1113

Email: pcook4967@gmail.com

Tax Parcel # 63-4-307 - Lot # (if applicable): _____

Location of Property (physical address): 1560 BRANDYWINE DRIVE
WEST CHESTER, PA 19382

Contact for Applicant (if not Applicant, i.e., attorney, engineer, contractor): Donald B. Lynn Jr., attorney for applicant

Telephone for Contact: 610-444-3737

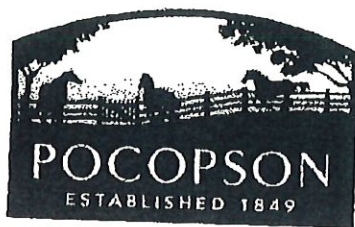
Email for Contact: don@larmorescarlett.com

Address for Contact: Larmore Scarbett LLC, 123 E. Linden St. PO Box 413
Kennett Square PA 19348

Owner of Property (if different from Applicant): N/A

Address of Owner: _____

Brief Description of current use and existing improvements: SOLE RESIDENCE FOR MYSELF AND FOUR OTHERS FOR PAST 21 + YEARS.
REPLACE AGED CRACKED BUCKLED DRIVEWAY, PROVIDE HANDICAP ACCESS FROM DRIVEWAY TO BACK PATIO AND SLIDING DOOR ENTRY AREA.
REPLACE AGED BACK PATIO AREA AND DETERIORATING WOOD RETAINING WALL SYSTEM.



P.O. Box 1, Pocopson PA 19366
Office: 610.793.2151 Fax: 610.793.1944
www.pocopson.org

Present zoning classification and use:

Single Family Home
Residential and Agricultural District

Type of Appeal (please select from the following):

- Appeal from decision of the Zoning Officer dated: _____
- Application for a variance - please specify one of the following:
 - commercial
 - residential
- Application for a Special Exception as authorized by the following Section of the Pocopson Township Zoning Code: 250-19.C.(3) and (4) to increase lot coverage and Imperious Coverage.
- Challenge to Validity of the Pocopson Township Zoning Code or Zoning Map
- Appeal from grant/denial of a Subdivision or Land Development Application
- Other: _____

Indicate the Section of the Zoning Code you feel the exception or variance may be allowed and state your reasons why it should be granted (including hardship incurred):

SECTION 250-19.C.(3),(4) DUE TO AGE AND CONDITION OF EXISTING DRIVEWAY AND RETAINING WALL SYSTEM, AS WELL AS PATHWAY LEADING UP HILL TO OUR BACKYARD AND SHED.

Description of proposed improvement or changes, referring to the plans submitted:

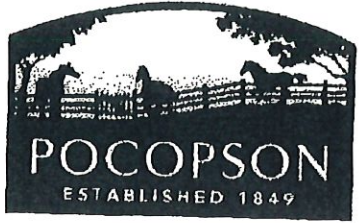
REPLACING OF ENTIRE DRIVEWAY SURFACE AS WELL AS EXTENDING IN LENGTH TO PROVIDE HANDICAP TRANSITION FROM DRIVEWAY TO BACK PATIO AND SLIDER ENTRY, AS WELL AS BETTER ACCESS INTO AND OUT OF GARAGE. NEW BACK PATIO AREA AND CURVED STAIR ACCESS INTO BACKYARD AND SHED.

Name(s) and address(es) of all property owners on the same street within 1,000 feet (attach an additional sheet if necessary):

See Attached Exhibit "A"

Name(s) and address(es) of all property owners NOT on the same street within 150 feet (attach an additional sheet if necessary):

see attached Exhibit "B"



P.O. Box 1, Pocopson PA 19366
Office: 610.793.2151 Fax: 610.793.1944
www.pocopson.org

Zoning Hearing Board Fees: Applicant shall deposit with the Township appropriate fees for the purpose of conducting a hearing as set forth in the Township Code:

Appeal from Zoning Officer Determination		\$500.00
Variance fees for residential - Initial fee \$1,000.00 Fee per continuance \$500.00		Variance fees for commercial/industrial - Initial fee \$1,500.00 Fee per continuance \$500.00
Special Exception fees for residential - Initial fee \$1,000.00 Fee per continuance \$500.00		Special Exception fees for commercial - Initial fee \$1,500.00 Fee per continuance \$500.00

PLEASE NOTE: If the Type of Appeal is for a Variance or a Special Exception or if it is an Appeal from Zoning Officer Determination, please submit **15 copies** of this completed and signed Application along with **15 copies** of collateral material associated with the Appeal, by example, site plans, photographs, etc.

IMPORTANT NOTE REGARDING SUBMISSION OF SITE PLANS: plans must show property lines, front, rear, and side yard setback dimensions, location of all structures on the property and location of water well and on-lot sewage facilities. Please contact the Township Secretary regarding the electronic submission of any collateral material.

The Application is deemed incomplete until all requisite copies are submitted.

PLEASE NOTE: If the applicant is not the legal owner, proof of equitable ownership must be provided with the application, i.e., agreement of sale, lease, etc. In addition, the property owner must sign the application.

11-19-2020
Date

Paul W. Cook
Signature of Applicant/Agent for Applicant

PAUL W. COOK
PRINT NAME

Date

Signature of Property Owner (if not the Applicant)

PRINT NAME

Susan Simone

From: Craig Kologie <cakologie@casval.com>
Sent: Monday, October 26, 2020 3:52 PM
To: pcook4967@gmail.com
Cc: Fran Mc; Susan Simone; Peter@InLandDesign.net; Stephanie Vanning
Subject: 1560 Brandywine Drive - Zoning Permit Issues
Attachments: 1560 Brandywine Drive - Building and Impervious Coverage Worksheet.pdf; ZHB-App-and-Narrative.pdf

Dear Mr. & Mrs. Cook,

I have reviewed the Zoning Permit application and plan for the improvements proposed at your property located at 1560 Brandywine Drive. Based on the information provided, the proposed improvements will exceed the maximum allowable impervious coverage limit of 15% as required by Section 250-19.C.(3) of the Pocopson Township Code. Attached is the impervious coverage worksheet for your project.

You can either reduce the amount of impervious area or apply to the Pocopson Township Zoning Hearing Board for Special Exception approval to increase the building and lot coverage up to 20% and 30% respectively as provided by Sections 250-19.C.(3) & (4) of the Code. A Zoning Hearing Board application is attached for your use should you decide to seek Special Exception approval to increase the coverage limits.

Please let me know if you have any questions.

Thank you,

Craig Kologie, AICP
(610) 469-8414 x801
cakologie@casval.com

Castle Valley Consultants, Inc.
Engineers ♦ Planners ♦ Design Professionals
1011 Daisy Point Road
Pottstown, PA 19465
Tel: (610) 469-8414
Fax: (610) 469-8415

NOTE: This electronic message may contain PRIVILEGED AND CONFIDENTIAL INFORMATION intended only for the use of the addressee(s) named above. If you are not the intended recipient of this electronic message, or the employee or agent responsible for delivering it to the intended recipient, you have no legal right to read this message and are hereby notified that any dissemination, copying or disclosure of this message is strictly prohibited. If you have received this message in error, please notify the sender immediately via reply electronic message then delete the original message.

Pocopson Township
Building and Impervious Coverage Worksheet

Prepared by: CAK
 Date: 10/26/2020
 Project No. 59-2020.046

Applicant: Paul & Helen Cook
 Address: 1560 Brandywine Drive, West Chester, Pa 19382
 Tax Parcel #: 63-4-3.7

Zoning District:

X

 RA

 MHP
 C1

 LI

Building Coverage

% Allowed	10%
Lot Size	30,056.40 Sq. Ft.
Building Coverage Allowed	3,005.64 Sq. Ft.
Existing House Footprint	2,910.00 Sq. Ft.
Other Existing Buildings	200.00 Sq. Ft.
Total Existing Building Coverage	3,110.00 Sq. Ft.
Proposed Building Construction	- Sq. Ft.
Total Building Coverage (Existing and Proposed)	3,110.00 Sq. Ft.
Building Coverage as a % of Lot Size	10.35%

Impervious Coverage

% Allowed	15%
Lot Size	30,056.40 Sq. Ft.
Impervious Coverage Allowed	4,508.46 Sq. Ft.
Total Existing Building Coverage	3,110.00 Sq. Ft.
Existing Driveway	1,453.00 Sq. Ft.
Existing Patios and Walkways	474.00 Sq. Ft.
Other Existing Impervious Surfaces	72.00 Sq. Ft.
Total Existing Impervious Surfaces	5,109.00 Sq. Ft.
Existing Impervious Coverage	17%
Proposed Driveway	440.00 Sq. Ft.
Proposed Patios and Walkways	(9.00) Sq. Ft.
Other Proposed Impervious Surfaces	195.00 Sq. Ft.
Total Proposed Non-Building Impervious Surfaces	626.00 Sq. Ft.
Proposed Building Construction	- Sq. Ft.
Total Lot Coverage/Impervious Coverage	5,735.00 Sq. Ft.
Lot Coverage as a % of Lot Size	19.08%

UPI	Owner 1	Owner 2	Local Address	Zip Code	Mailing Address 1	Mailing Ad/Mailing Adc
63-4-3.1	WOLFER LANNY L &	JANE E	1500 BRANDYWINE DR	19382	1500 BRANDYWINE DR	WEST CHESTER PA
63-4-3.2	LAZARSKI EDWARD &	BARBARA	1510 BRANDYWINE DR	19382	1510 BRANDYWINE DR	WEST CHESTER PA
63-4-3.3	GARRISON MICHAEL J &	KERRIE A	1520 BRANDYWINE DR	19382	1520 BRANDYWINE DR	WEST CHESTER PA
63-4-3.4	MARGAREE BRIAN C	MARGAREE CARMEN J	1530 BRANDYWINE DR	19382	1530 BRANDYWINE DR	WEST CHESTER PA
63-4-3.5	DIBARTOLOMEO MICHAEL J &	PAMELA G	1540 BRANDYWINE DR	19382	1540 BRANDYWINE DR	WEST CHESTER PA
63-4-3.6	PAVESE DENEE W & ROBERT J JR	DILLON ANDREW D	1550 BRANDYWINE DR	19382	1550 BRANDYWINE DR	WEST CHESTER PA
63-4-3.8	PLUNKETT KENNETH J	GETTY MICHELE L	1570 BRANDYWINE DR	19382	1570 BRANDYWINE DR	WEST CHESTER PA
63-4-3.9	DELANEY KEVIN J &	CAROLYN E	1620 BRANDYWINE DR	19382	1620 BRANDYWINE DR	WEST CHESTER PA
63-4-3.10	COUGHLIN MICHAEL V &	JOYCE A	1590 BRANDYWINE DR	19382	1590 BRANDYWINE DR	WEST CHESTER PA
63-4-3.12	GEVORGYAN SAMVEL	GHAPLAMAZYAN SIRANUSH	1597 BRANDYWINE DR	19382	1597 BRANDYWINE DR	WEST CHESTER PA
63-4-3.13	TROYAN MICHAEL	TROYAN DONNA	1585 BRANDYWINE DR	19382	1585 BRANDYWINE DR	WEST CHESTER PA
63-4-3.14	BROOMALL SARAH	SHAPARD JACOB	1573 BRANDYWINE DR	19382	1573 BRANDYWINE DR	WEST CHESTER PA
63-4-3.15	SALISBURY JAMES T &	ANNE E	1565 BRANDYWINE DR	19382	1565 BRANDYWINE DR	WEST CHESTER PA
63-4-3.16	GOSSMAN MICHAEL J JR &	DIANE L	1553 BRANDYWINE DR	19382	1553 BRANDYWINE DR	WEST CHESTER PA
63-4-3.17	NASK JOHN FRANCIS	NASK LORI A	1541 BRANDYWINE DR	19382	303 BEAGLE RD	WEST CHESTER PA
63-4-3.18	HARTFORD CHRISTOPHER J	HARTFORD ADRIENNE V	1533 BRANDYWINE DR	19382	1533 BRANDYWINE DR	WEST CHESTER PA
63-4-3.19	LAWRENCE G SCOTT &	DANIELLE M	1525 BRANDYWINE DR	19382	1525 BRANDYWINE DR	WEST CHESTER PA
63-4-3.20	RUDOLPH JOSEPH J &	MOLLEE D	1517 BRANDYWINE DR	19382	1517 BRANDYWINE DR	WEST CHESTER PA
63-4-3.21	MCCAFFREY JAMES E &	ANN E	1509 BRANDYWINE DR	19382	1509 BRANDYWINE DR	WEST CHESTER PA
63-4-3.22	DONAWICK WILLIAM J &	BONNIE J	1501 BRANDYWINE DR	19382	1501 BRANDYWINE DR	WEST CHESTER PA

0
 Exhibit A

UPI	Owner 1	Owner 2	Local Address	Zip Code	Mailing Address 1	Mailing Adi Mailing Address 3
63-4-24	HOLMES BARBARA C		1569 RODNEY DR	19357	PO BOX 333	MENDENHALL PA
63-4-25	TURNER WILLIAM J III		1549 RODNEY DR	19382	1549 RODNEY DR	WEST CHESTER PA
63-4-26	HOWARTH JENNIFER	HOWARTH ERIC	1535 RODNEY DR	19382	1535 RODNEY DR	WEST CHESTER PA
63-4-27	SPERBER CHRISTOPHER S &	MIRIAM E	1515 RODNEY DR	19382	1515 RODNEY DR	WEST CHESTER PA

Exhibit "B"

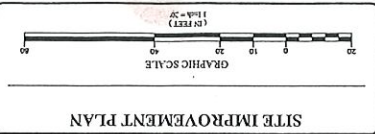


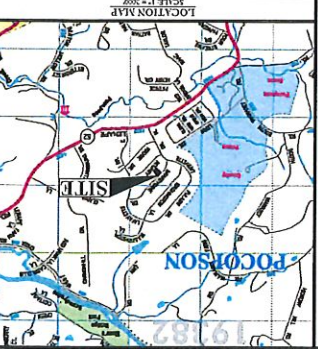
Table with columns: No., Date, Description, 1 10/25/2020 REVISED FOR TOWNSHIP ENGINEER LETTER DATED 10/25/20

Table with columns: OWNER/APPLICANT, PROPERTY, DEPTH TO ROCK, DEPTH TO WATER, etc.

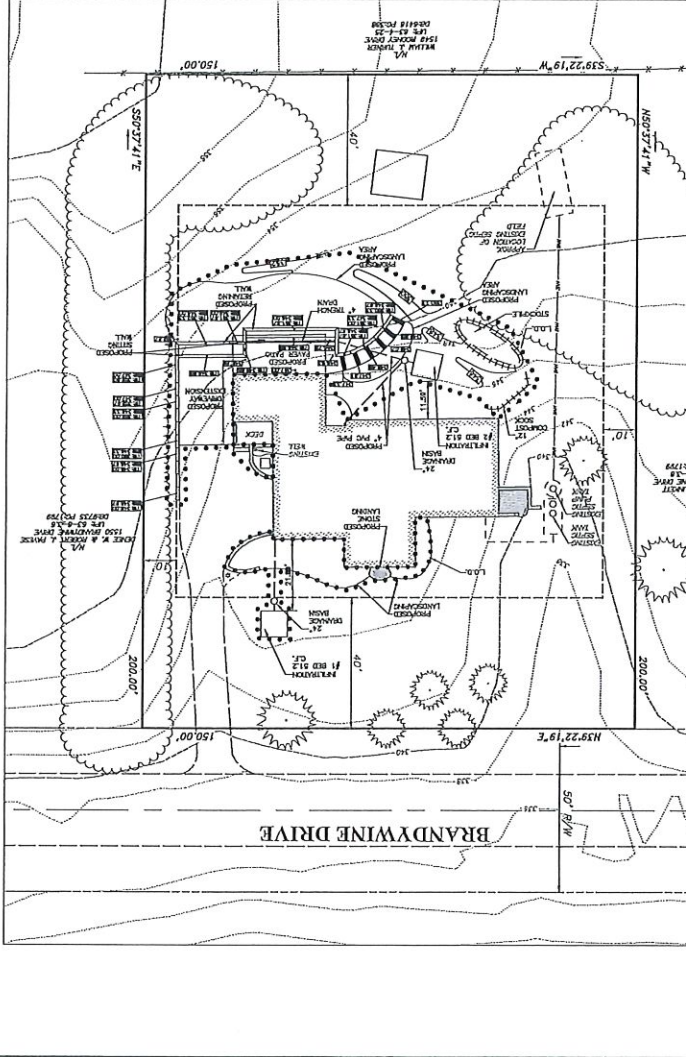
Table with columns: COVER TYPE, EXISTING, PROPOSED, TOTAL

TOTAL LIMIT OF DISTURBANCE: 4.916 S.F. SOILS DESCRIPTION

RA - RESIDENTIAL AND AGRICULTURAL ZONING DISTRICT. GENERAL NOTES. 1. DRAINAGE DIRECTION SHOWN BY ARROWS...



LEGEND. PROPERTY BOUNDARY, EXISTING LOT OR W/ LINE, EXISTING 2' CONTOUR W/ ELEVATION, etc.



STORMWATER MANAGEMENT CALCULATIONS. 1. TOTAL PROPOSED IMPERVIOUS: 1611 S.F. (USE 1.00 S.F.) 2. TOTAL DRAINAGE AREA: 1.12 AC (110,000 S.F.) 3. VOLUME OF RAIN FALLEN: 1.12 AC x 1.00 S.F. x 1.00 INCHES = 110,000 S.F. INCHES

LANDSCAPE RENOVATION PROJECT

PROJECT DESIGNER FOR: PAUL & HELEN COOK'S RESIDENCE
1520 SCARFVILKIE DRIVE
WEST CHESTER, PA. 19382

PROJECT DESIGNER FOR: DEAN'S
1520 SCARFVILKIE DRIVE
WEST CHESTER, PA. 19382

DATE: AUGUST 14, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY: [Signature]

PROJ. NO.: [Number]

SHEET NO.: [Number]

TOTAL SHEETS: [Number]

PROJ. NO.: [Number]

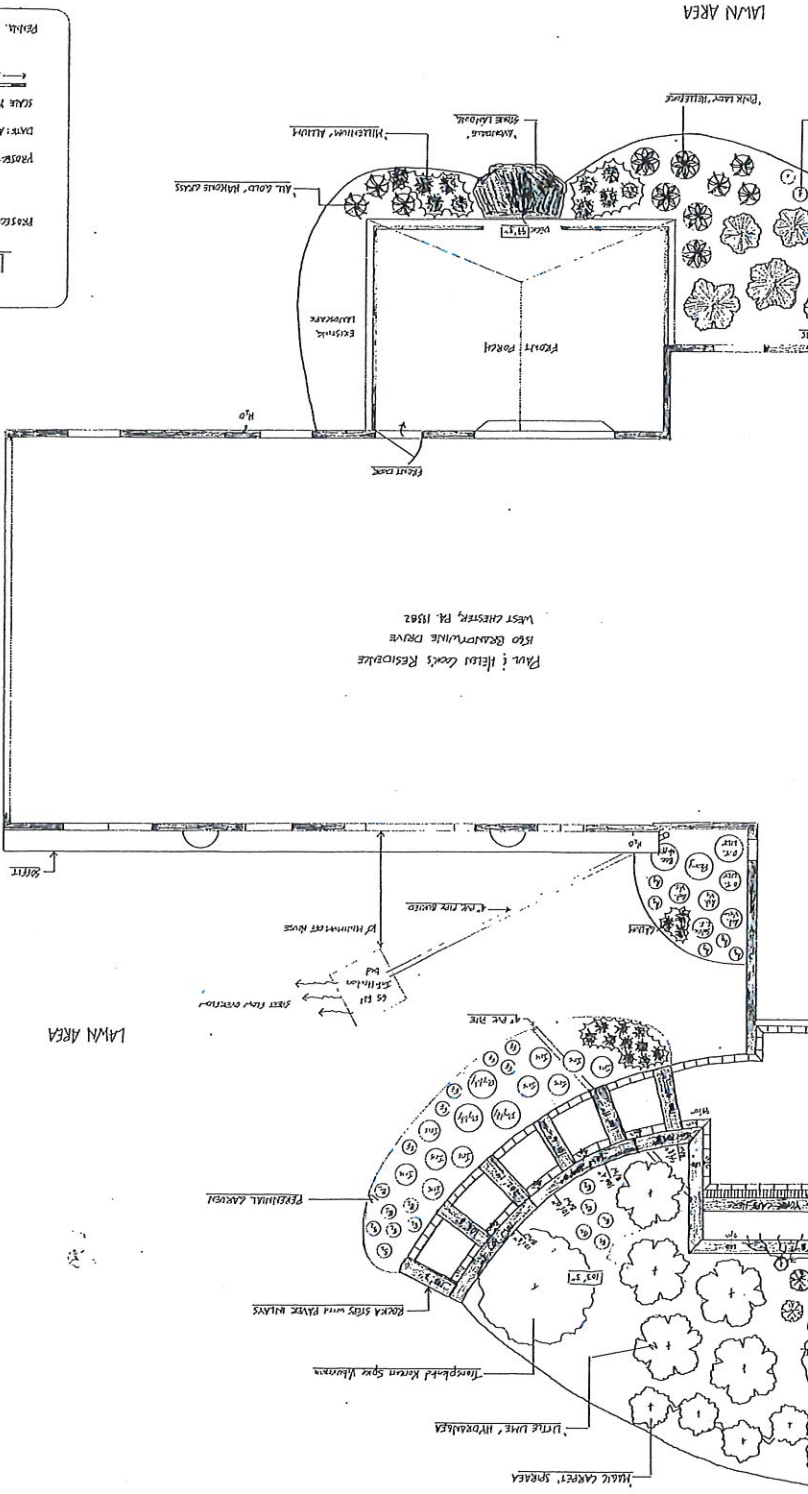
SHEET NO.: [Number]

TOTAL SHEETS: [Number]

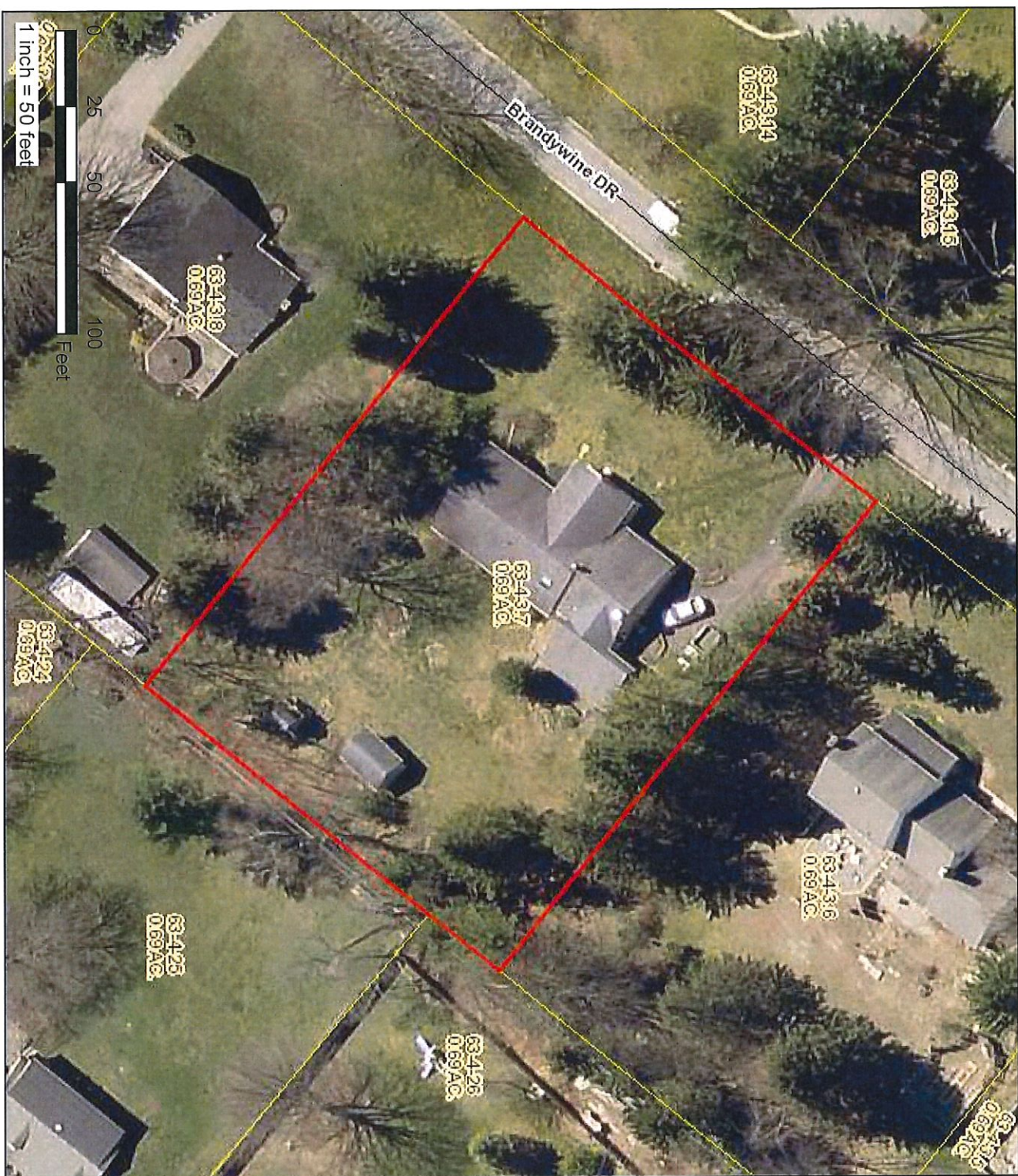
PROJ. NO.: [Number]

SHEET NO.: [Number]

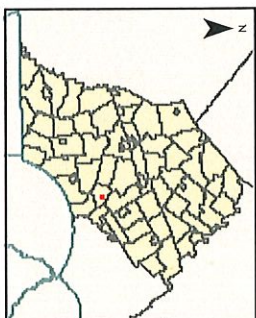
TOTAL SHEETS: [Number]



Map



COUNTY OF CHESTER
P E N N S Y L V A N I A



Find UPI Information

PAR ID: 6304 00030700
 UPI: 63-4-3-7
 Owner1: COOK PAUL W &
 Owner2: HELEN K
 Mail Address 1: 1560 BRANDYWINE DR
 Mail Address 2: WEST CHESTER PA
 Mail Address 3:
 ZIP Code: 19382
 Deed Book: 4596
 Deed Page: 1864
 Deed Recorded Date: 7/9/1999
 Legal Desc 1: ES BRANDYWINE DR
 Legal Desc 2: LOT 70 & DWG
 Acres: 0.69
 LUC: R-10
 Lot Assessment: \$ 40,790
 Property Assessment: \$ 126,730
 Total Assessment: \$ 167,520
 Assessment Date: 12/19/2019
 Property Address: 1560 BRANDYWINE DR
 Municipality: POCONSON
 School District: Unionville-Chadds Ford

Map Created:
 Sunday, November 29, 2020

County of Chester



Limitations of Liability and Use:
 County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor any such warranties to be implied or inferred with respect to the information contained herein. For information on data services page listed at

tables

EXHIBIT

B-2

NOTICE – POCOPSON TOWNSHIP ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board of Pocopson Township will hold a Virtual Public Hearing, on Wednesday, December 16, 2020, at 8:30 p.m. at which time the Board will hear the following matter:

Application of Paul and Helen Cook seeking special exceptions under zoning ordinance sections 250-19.C.(3) and (4) to allow increases in the maximum total impervious coverage and in the maximum building coverage so as to permit the enlargement of the existing driveway and the addition of a paver patio, sitting wall and retaining wall on property located at 1560 Brandywine Drive, West Chester, PA (UPI #63-4-3.7) on the Township's Residential and Agricultural zoning district.

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.

All other participants may appear and participate remotely from a computer, tablet or smartphone at: <https://global.gotomeeting.com/join/496971557>. You can also dial in using your phone at 1-866-899-4679; Access Code 877-513-653.

Edward M. Foley, Solicitor
Brutscher, Foley, Milliner, Land & Kelly, LLP
213 East State Street
Kennett Square, PA 19348



PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION
307 Derstine Avenue • Lansdale, PA 19446

BRUTSCHER FOLEY MILLINER & LAN
213 E. STATE STREET
KENNETT SQUARE, PA 19348
Attention:

STATE OF PENNSYLVANIA,
COUNTY OF MONTGOMERY

NOTICE - POCOPSON TOWNSHIP ZONING HEARING BOARD

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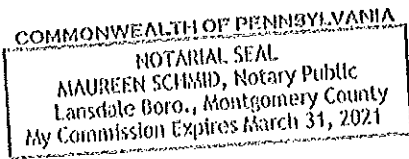
Edward M. Foley, Solicitor
Brutscher, Foley, Milliner,
Land & Kelly, LLP
213 East State Street
Kennett Square, PA 19348
DLN 12/2, 12/9; 1a

The undersigned Shaaron Dietz, being duly sworn the he/she is the principal clerk of Daily Local News, Daily Local News Digital, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

BRUTSCHER FOLEY MILLINER & LAN

Published in the following edition(s):

Daily Local News	12/02/20
Daily Local News	12/09/20
Daily Local News Digital	12/02/20
Daily Local News Digital	12/09/20

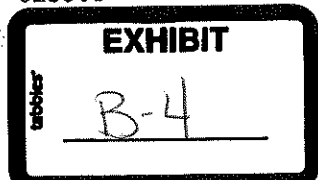


Sworn to the subscribed before me this 12/10/2020.

Maureen Schmid
Notary Public, State of Pennsylvania
Acting In County of Montgomery

Advertisement Information

Client Id: 885098 Ad Id: 2098075 PO: Sales Person: 018303



BRUTSCHER FOLEY MILLINER LAND & KELLY LLP

**ATTORNEYS AT LAW
213 EAST STATE STREET
KENNETT SQUARE, PA 19348**

EDWARD M. FOLEY
CLARE L. MILLINER
NEIL E. LAND
STEPHEN J. KELLY
JEFFREY P. BRYMAN

TEL: (610) 444-4848

FAX: (610) 444-3730

BFMLK.COM

Writer's Email: emf@bfmlk.com

**GEORGE J. BRUTSCHER
(1950-1985)**

**GEORGE A. BRUTSCHER
(1970-2008)**

December 10, 2020

Email only: craig@casval.com

Mr. Craig Kologie
Code Enforcement Officer
Castle Valley Consultants
1011 Daisy Point Road
Pottstown, PA 19465

In Re: Application of Paul and Helen Cook seeking special exceptions under zoning ordinance sections 250-19.C.(3) and (4) to allow increases in the maximum total impervious coverage and in the maximum building coverage so as to permit the enlargement of the existing driveway and the addition of a paver patio, sitting wall and retaining wall on property located at 1560 Brandywine Drive, West Chester, PA (UPI #63-4-3.7) on the Township's Residential and Agricultural zoning district.

Dear Mr. Kologie:

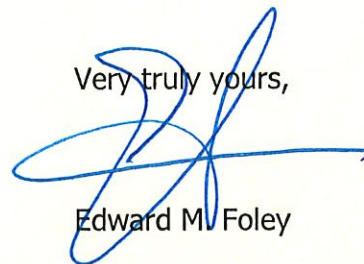
With respect to the above Zoning Hearing matter, this will confirm that we have scheduled a Virtual Public Hearing for **Wednesday, December 16, 2020 at 8:30 p.m.** I have enclosed a copy of the Notice that should be used to post the above property. Please post this property in accordance with the rules of the Sunshine Law. This Notice will also be advertised in the Daily Local News on Wednesday December 2 and Wednesday December 9, 2020. This office will be sending out the Notice to the adjoining property owners.

Also enclosed is Verification for posting the above property. Please fill in the date and sign verifying that you posted the above property.

Please acknowledge your receipt of this letter by email. Please call me if you have any questions or concerns with the enclosed.

Thank you for your attention to this matter.

Very truly yours,



Edward M. Foley

EMF/ss

Enclosures

cc: Ms. Susan Simone – Pocopson Township (w/enc.)



VERIFICATION

In Re: Application of Paul and Helen Cook seeking special exceptions under zoning ordinance sections 250-19.C.(3) and (4) to allow increases in the maximum total impervious coverage and in the maximum building coverage so as to permit the enlargement of the existing driveway and the addition of a paver patio, sitting wall and retaining wall on property located at 1560 Brandywine Drive, West Chester, PA (UPI #63-4-3.7) on the Township's Residential and Agricultural zoning district.

I, _____, _____ of Pocopson Township, do hereby verify that with respect to the above referenced matter I posted a copy of the attached Notice upon property of Paul and Helen Cook in Pocopson Township on the ____ day of _____, 2020.

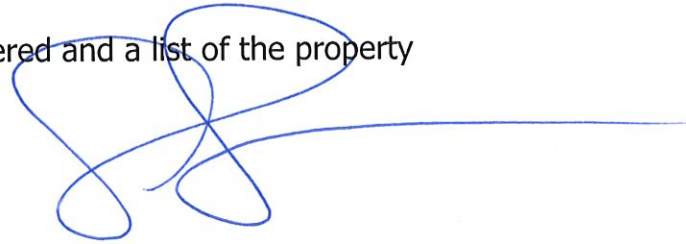
Name: _____
Title: _____

VERIFICATION

In Re: Application of Paul and Helen Cook seeking special exceptions under zoning ordinance sections 250-19.C.(3) and (4) to allow increases in the maximum total impervious coverage and in the maximum building coverage so as to permit the enlargement of the existing driveway and the addition of a paver patio, sitting wall and retaining wall on property located at 1560 Brandywine Drive, West Chester, PA (UPI #63-4-3.7) on the Township's Residential and Agricultural zoning district.

I, Samantha Stapley, of Brutscher, Foley, Milliner, Land & Kelly, LLP, do hereby verify that on December 10, 2020, I mailed to the neighboring property owners pursuant to the Zoning Ordinance requirements, a copy of the Notice of the hearing in the above matter.

A true and correct copy of the Notice as delivered and a list of the property owners are attached hereto.



Samantha Stapley



Lanny L. Wolfer
Jane E. Wolfer
1500 Brandywine Dr.
West Chester, PA 19382

Brian C. Magargee
Carmen J. Magargee
1530 Brandywine Dr.
West Chester, PA 19382

Kenneth J. Plunkett
Michele L. Getty
1570 Brandywine Dr.
West Chester, PA 19382

Samvel Gevorgyan
Siranush Ghaplamazyan
1597 Brandywine Dr.
West Chester, PA 19382

James T. Salisbury
Anne E. Salisbury
1565 Brandywine Dr.
West Chester, Pa 19382

Christopher J. Hartford
Adrienne V. Hartford
1533 Brandywine Dr.
West Chester, PA 19382

James E. McCaffrey
Ann E. McCaffrey
1509 Brandywine Dr.
West Chester, PA 19382

Barbara C. Holmes
P.O. Box 333
Mendenhall, PA 19357

Edward Lazarski
Barbara Lazarski
1510 Brandywine Dr.
West Chester, PA 19382

Michael J. DiBartolomeo
Pamela G. DiBartolomeo
1540 Brandywine Dr.
West Chester, PA 19382

Kevin J. Delaney
Carolyn E. Delaney
1620 Brandywine Dr.
West Chester, PA 19382

Michael Troyan
Donna Troyan
1585 Brandywine Dr.
West Chester, PA 19382

Michael J. Gossman, Jr.
Diane L. Gossman
1553 Brandywine Dr.
West Chester, PA 19382

Scott G. Lawrence
Danielle M. Lawrence
1525 Brandywine Dr.
West Chester, PA 19382

William J. Donawick
Bonnie J. Donawick
1501 Brandywine Dr.
West Chester, PA 19382

William Turner, III
1549 Rodney Dr.
West Chester, PA 19382

Michael J. Garrison
Kerrie A. Garrison
1520 Brandywine Dr.
West Chester, PA 19382

Denee Pavese
Robert J. Pavese, Jr.
Andrew D. Dillon
1560 Brandywine Dr.
West Chester, PA 19382

Michael V. Coughlin
Joyce A. Coughlin
1590 Brandywine Dr.
West Chester, PA 19382

Sarah Broomall
Jacob Shapard
1573 Brandywine Dr.
West Chester, PA 19382

John Francis Nask
Lori A. Nask
303 Beagle Rd.
West Chester, PA 19382

Joseph J. Rudolph
Mollee D. Rudolph
1517 Brandywine Dr.
West Chester, PA 19382

Debra A. Foley
Patrick J. Foley
1512 Washington Lane
West Chester, PA 19382



KRISTIN S. CAMP
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118 W. Market Street, Suite 300
West Chester, PA 19382-2928

December 10, 2020

VIA ELECTRONIC MAIL

Board of Supervisors
Attn: Susan Simone, Administrative Secretary
Pocopson Township
Post Office Box 1
Pocopson, PA 19366

Re: 1560 Brandywine Drive – Tax Parcel No. 63-4-3.7
Zoning Hearing Board Application – Special Exception
Record Owners/Applicants: Paul & Helen Cook

Dear Board Members:

The Planning Commission reviewed the above-referenced application at its meeting on December 8, 2020. Applicants seek to replace and expand the existing driveway, provide a handicapped walkway to the rear patio, reconfigure the patio, build a retaining wall and add steps in the rear of the lot to access an existing shed. The lot is located in the RA Zoning District and has existing building cover of 10.41% and existing impervious cover of 17% (both conditions are nonconforming). After making the proposed improvements, the total building cover will remain the same but the total impervious cover will be increased to 19.23%. Applicants seek a special exception pursuant to Section 250-19.C(3) which allows the impervious cover to be increased up to 30%.

The Planning Commission reviewed the Site Improvement Plan prepared by Inland Design dated 9/11/2020, last revised 10/22/2020, and voted to support the grant of the special exception to allow Applicants to make the proposed improvements.

If you have any questions on the Planning Commission's recommendation, please contact me.

Very truly yours,

/s/ Kristin S. Camp

Kristin S. Camp

cc: *via email*
Pocopson Township Zoning Hearing Board
Edward Foley, Esquire (ed@bfmlk.com)
Amanda Sundquist, Esquire (asundquist@UTBF.com)
Donald B. Lynn, Jr. Esquire (Donald@larmorescarlett.com)
Craig A. Kologie, AICP (cakologie@casval.com)
Mr. and Mrs. Paul and Helen Cook (pcook4967@gmail.com)



Ed Foley

From: Ed Foley
Sent: Tuesday, December 8, 2020 6:04 PM
To: A.J. McCarthy; Susan Simone
Cc: Amanda Sundquist; Donald B. Lynn, Jr.; Elaine DiMonte; Ray McKay; Ricki Stumpo; Jim Noon (JimNoonJr@verizon.net); 'Nate Wilson' (wilsons1967@comcast.net); David Ziegler (dziegler@gpstrategies.com)
Subject: RE: Pocopson Township FW: 1560 Brandywine Drive

Thanks Chief McCarthy –

We will make your email, as corrected **below**, an exhibit at the hearing.

Ed Foley



EDWARD M. FOLEY
Attorney at Law
BRUTSCHER, FOLEY, MILLINER, LAND & KELLY, LLP
213 E. State Street
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From: A.J. McCarthy <amccarthy@longwoodfireco.com>
Sent: Tuesday, December 8, 2020 11:04 AM
To: Susan Simone <secretary@pocopson.org>
Cc: Amanda Sundquist <Asundquist@UTBF.com>; Ed Foley <ed@bfmlk.com>; Donald B. Lynn, Jr. <Donald@larmorescarlett.com>; Elaine DiMonte <edimonte@pocopson.org>; Ray McKay <rmckay@pocopson.org>; Ricki Stumpo <rstumpo@pocopson.org>
Subject: Re: Pocopson Township FW: 1560 Brandywine Drive

I just realized a typo, it should state that it doesn't prohibit the travel of apparatus.

Best regards,

A.J. McCarthy

Fire Chief
Longwood Fire Co.
1001 E. Baltimore Pike

Kennett Square, Pa. 19348
(O) 610.388.6880 Ext 111
www.longwoodfireco.com

From: A.J. McCarthy <amccarthy@longwoodfireco.com>
Sent: Tuesday, December 8, 2020 10:58 AM
To: Susan Simone <secretary@pocopson.org>
Subject: 1560 Brandywine Drive

Good Morning,

I have reviewed the application for 1560 Brandywine Drive and have no comments other than ensure any trees/vegetation **do not** prohibit the travel of fire/ems apparatus.

Best regards,

A.J. McCarthy

Fire Chief
Longwood Fire Co.
1001 E. Baltimore Pike
Kennett Square, Pa. 19348
(O) 610.388.6880 Ext 111
www.longwoodfireco.com

