



ZH BOARD USE ONLY:

Date Received _____

No. _____ of _____

Date of 1st Hearing _____

**THORBURY TOWNSHIP, CHESTER COUNTY
ZONING HEARING BOARD APPLICATION**

APPLICANT Paul Stadler

APPLICANT'S ADDRESS 332 Old Bailey Ln., West Chester, PA 19382

APPLICANT'S TELEPHONE (215) 350-2633

ADDRESS OF PROPERTY INVOLVED 332 Old Bailey Ln.

West Chester, PA 19382

LEGAL OWNER (Owner and Address) Paul Stadler & Rachel Stadler

332 Old Bailey Ln., West Chester, PA 19382

EQUITABLE OWNER Paul Stadler & Rachel Stadler

LESSEE (if any) _____

THIS APPLICATION IS:

- (1) An application for a Special Exception pursuant to the terms of Section _____ of the Zoning Ordinances; or
- (2) An appeal from the decision of the Zoning Officer or Board of Supervisors; or
- (3) A request for a Variance from the terms of Section(s) 115-89.3A of the Zoning Ordinances.

Brief description of the property, including size, location, improvements, present use and zoning classifications:

2.2 acre corner lot w/ > 4000 ft2 house situated at intersection of two 100' setbacks. Lot also houses pool and shed. Present use is residential, and is zoned as "A – AGRICULTURAL/RESIDENTIAL (80,000 SQ. FT., LARGE LOT)". The UPI for this lot is 66-2N-8.

Zoning Hearing Board Application

Description of proposed use, improvements and relief requested:

Proposed improvement is a new 2-car garage in the style of the current architecture. Relief requested is from the height limit of 20 ft. as the proposed structure is planned with height of approx. 22 ft. in order to match existing structure's architecture.

Reasons why Zoning Hearing Board should grant request:

- Growing family (2 small children with play equipment and multiple cars) necessitates additional storage and car bays as house was constructed with only 2 car bays that are situated on existing driveway. Furthermore, the existing structure has insufficient storage space for a family of 4, having only a half-basement.
- Architecture of existing house structure and desired consistency therewith calls for 12/12 roofs which increases overall building height. The proposed design and location are consistent with the existing house structure and the overall environment (see attached information). Alternatives that fit within current setbacks would diminish the environment.
- Construction that matches existing architecture (at 12/12 roof pitch to match the existing house structure) is not possible to construct under 22', which is the height of the existing garage (see picture below).
- A larger driveway area will provide more utility for the kids who have limited play area in the current driveway for such things as bikes and scooters. (Driveway replacement is subsequent future project.)
- Present turn-around area is limited with 2 cars and should be expanded for safety.

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

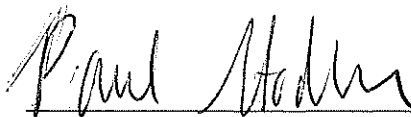
- No sight lines, views, or driving visibility will be impinged.
- House height is roughly 33 ft. and so proposed 22 ft. is relatively low as an auxiliary structure.
- The auxiliary building second story will be solely used for storage purposes.
- The zoning application denial reason references 155-89.3A limiting to 12.5 ft., however 155-89.2 indicates garages as accessory structures and therefor the existing limit would be 20 ft.

This Application must be accompanied by a check or money order in the amount of \$ 800 (See fee schedule for amount due with application). Please make check payable to "Thornbury Township, Chester County". Send Application and check to:

Thornbury Township, Chester County
8 Township Drive
Cheyney, PA 19319-1019

Paul Stadler

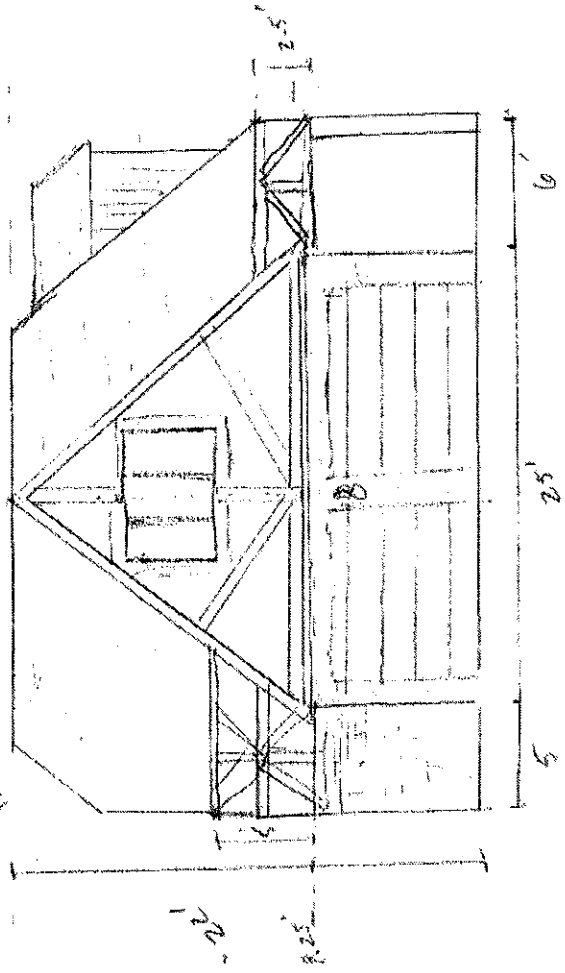
Name of Applicant(s)



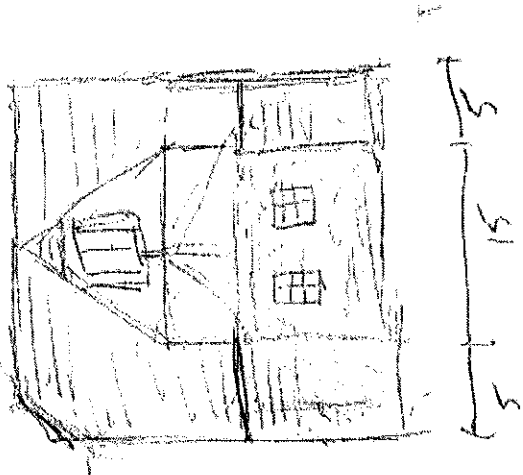
Signature(s) of Applicant(s)

Rough sketch

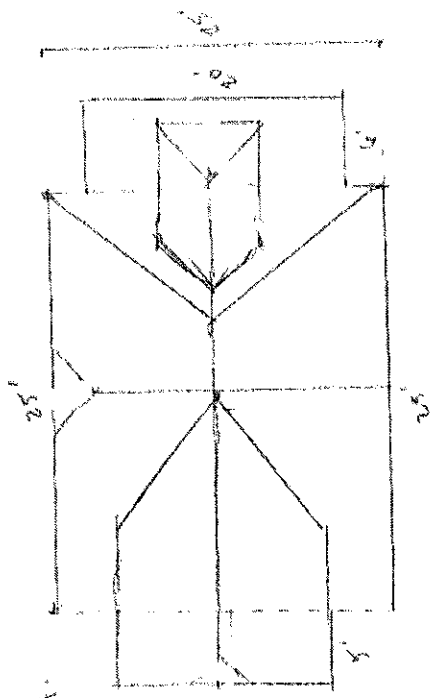
Front elev.



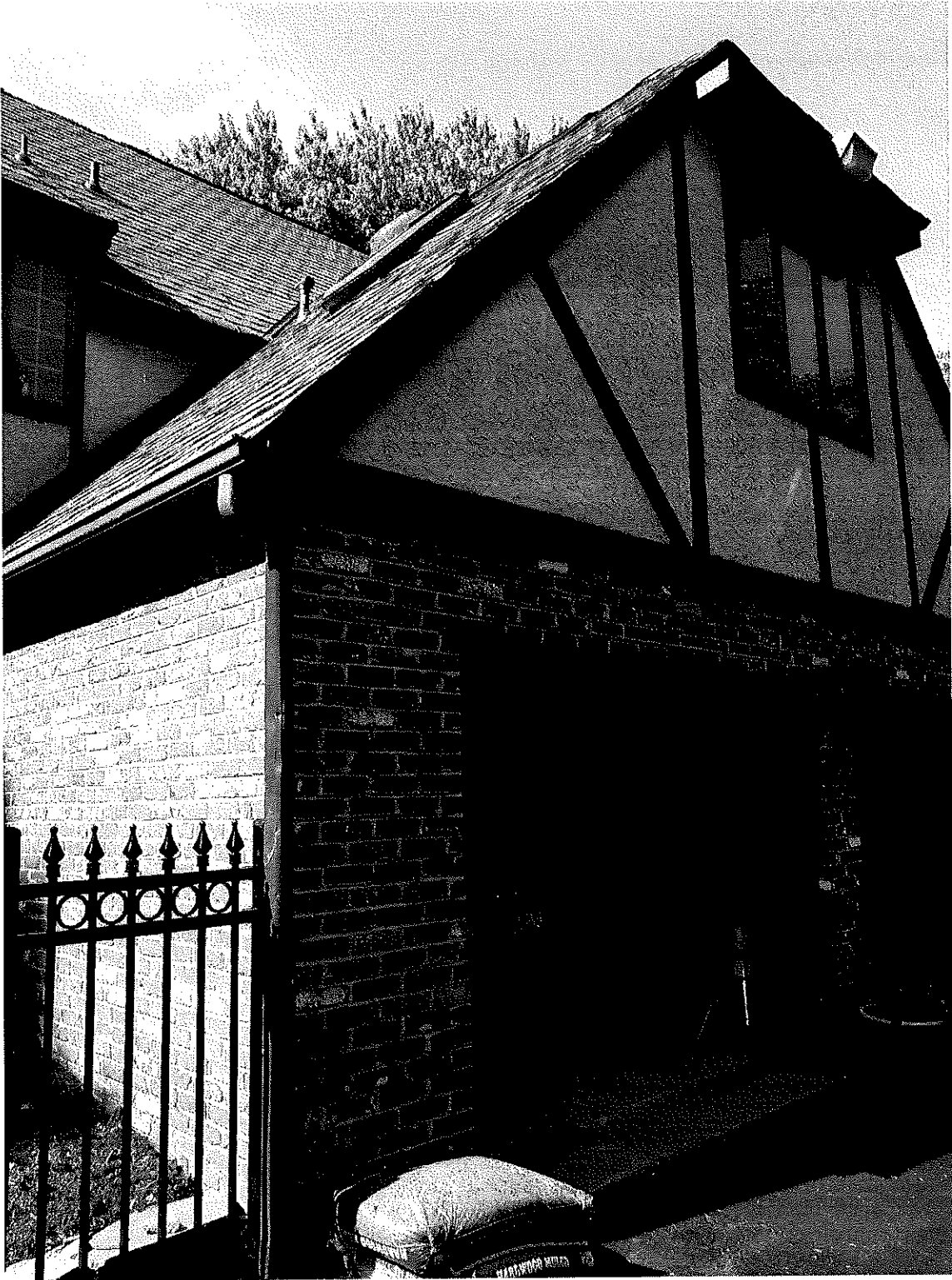
Side elev.



Plan



Existing structure, garage, height approx 22ft.



APM

Pl 5000
date 186

Thornbury Township, Chester County
8 Township Drive
Cheyney, PA 19319-6714

Ph: 610-399-1425 www.thornburytp.com Fax: 610-399-6714

APPLICATION TO ZONING OFFICER FOR APPROVAL OF CONSTRUCTION, ALTERATION, USE AND ZONING

Location of Premises 332 OLD BAILEY LN	Signature of Applicant <i>Rachel Stadler</i>	Date 10-18-16
Applicant's Name RACHEL STADLER	Applicant's Address 332 OLD BAILEY LN	Applicant's Phone Number 815-859-1648
Owner's Name RACHEL + PAUL STADLER	Owner's Address 332 OLD BAILEY LN	Owner's Phone Number 815-859-1648

Complete only those items that are applicable

Use of Proposed Structures:	<i>Garage + Storage above</i>
Use of Existing Structures:	<i>N/A</i>
Proposed Change of Use of Existing Structures:	<i>N/A</i>

Lot Dimensions	Proposed Structure Dimensions	Proposed Setbacks
Width at Front: <i>~400'</i>	Length: <i>25'</i>	Front: _____
Width at Rear: <i>~395'</i>	Width: <i>36'</i>	Rear: <i>38'</i>
Right Side Depth: <i>~285'</i>	Height: <i>22'</i>	Right Side: _____
Left Side Depth: <i>~280'</i>		Left Side: <i>101'</i>

A plot plan must be attached locating all existing and proposed man-made structures and shall include their dimensions and setbacks to at least two property lines.

In addition, the plan must include driveways, stream, north arrow, etc.

When approved by the Zoning Officer, this form becomes a Use and Zoning Permit

For Zoning Officer Use Only

Date

Received: 10/16/18

Reviewed: 10/17/18

Approved: _____

Denied: 10/17/18

Remarks:

Violation of §155-89.3A

- Accessory structure shall not exceed 12 1/2 feet in height.

Judy Linzger
Zoning Officer Signature

Township of Thornbury, PA
Wednesday, October 17, 2018

Chapter 155. Zoning

Part 1. General Provisions

Article XIV. General Regulations

§ 155-89.1. Placement of accessory buildings and structures.

[Added 2-5-2002 by Ord. No. 2002-2]

Except with respect to those buildings and structures described in §§ 155-89.2 and 155-89.3, all accessory buildings and structures shall be subject to the following minimum setbacks from the lot lines:

- A. **Front yard setback.** All accessory buildings and structures, including, without limitation, swimming pools and tennis courts, shall be placed to the rear of the front face of the principal building on the lot and in no event closer to the front lot line than the building setback line.
- B. **Side and rear yard setback.** No accessory building or structure shall be located closer than 20 feet to any rear or side lot line.

§ 155-89.3. Accessory buildings and structures, storage sheds, outdoor trash storage facilities and antennas accessory to residential structures.

[Added 2-5-2002 by Ord. No. 2002-2]

- A. No such storage shed or trash storage facility shall exceed 12 1/2 feet in height. Except as otherwise permitted, the height of a residential accessory structure shall not exceed 20 feet in height.
- B. Accessory buildings, storage sheds, outdoor trash storage facilities and antennas accessory to residential uses shall be located to the rear of the rear face of the principal building and shall be screened from view from the street line.
- C. No such building or structure shall be located closer than 20 feet to any side or rear lot line.



Prepared By:
Industrial Valley Abstract Company
1204 Baltimore Pike, Suite 200
Chadds Ford, PA 19317

Return To:
Industrial Valley Abstract Company
1204 Baltimore Pike, Suite 200
Chadds Ford, PA 19317
(610)361-1200 (610)361-2656
FILE NO. 40979-KARAMAN-STADLE
Property Address: 332 Old Bailey Lane, Township of Thornbury, Chester County, West Chester, PA 19382
Parcel Id: 66-2N-8 ✓

RETURN TO
TM

DEED

THIS INDENTURE made the 27th day of December in the year of our Lord, Two Thousand and Thirteen (2013).

BETWEEN

Mark O. Karaman and Chrystine Karaman
hereinafter called the Grantor(s), party of the one part,

AND

Paul Stadler and Rachel L. Stadler, husband and wife
hereinafter called the Grantee(s), party of the other part,

4/4
65

WITNESSETH that the said Grantor(s) for and in consideration of the sum of (\$530,000.00), lawful money of the United States of America unto him/her/them well and truly paid by the said Grantee(s), his/her/their heirs and assigns, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has/have granted, bargained and sold, released and confirmed, and by these presents do/does grant, bargain and sell, release and confirm unto the said Grantee(s), his/her/their heirs and assigns, in fee, as Tenants by the Entirety,

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Thornbury, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan of Penn Oaks Country Club Estates Section I and II, made by Howard L. Robertson, Inc., dated 02/14/1974, last revised 07/15/1986 and recorded in Plan File No. 6648, as follows to wit:

BEGINNING at a point on the Northeast side of Old Bailey Lane at a corner of Lot No. 5 on said Plan; thence extending from said beginning point along the Northeast, East and Southeast side of Old Bailey Lane the three (3) following courses and distances: (1) North 23 degrees 06 minutes 55 seconds West 300.04 feet to a point of curve: (2) on a line curving to the right having a radius of 100.00 feet the arc distance of 154.07 feet to appoint of tangent and (3) North 65 degrees 09 minutes 30 seconds West 136.14 feet to a point in the bed of a 20.00 feet wide drainage easement a corner of Lt No. 3; thence extending along the same South 29 degrees 06 minutes 41 seconds East through the bed of said easement 377.54 feet to a point in line of Lot No. 5, aforesaid; thence extending along the same South 60 degrees 53 minutes 19 seconds West partially along said easement 274.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 4, Parcel "C" on said Plan.

DOC # 11325251 01/02/2014 01:48 PM
Receipt #: 14-00165
Rec Fee: \$65.00 State: \$5300.00 Local: \$5300.00
Chester County, Recorder of Deeds

11325251 B: 8868 P: 1535 DEE
01/02/2014 01:48 PM Page 1 of 4
INDUSTRIAL VALLEY ABSTRACT COMPANY



