



Department of Building, Housing & Code Enforcement
Regulations for the Protection of Public Health, Safety and Welfare

401 East Gay Street ▪ West Chester, Pennsylvania 19380
610-696-1773 ▪ Fax: 610-692-7958 ▪ web: www.west-chester.com

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of the Borough of West Chester, Pennsylvania has scheduled a Meeting at **5:30 pm, on September 23, 2024**. The purpose of this meeting is to hear following appeal:

<i>Appeal # 1010</i>	<i>Applicant</i>	The Michaels Organization
	<i>Site Address</i>	5 North Adams Street and adjoining
	<i>Zoning District</i>	CS Commercial Service, 75 foot overlay
	<i>Parcels #</i>	1-5-458, 1-5-445, 1-5-457, 1-5-457.1, 1-5-449, 1-5-449.1, 1-5-452 and 1-5-456

Applicant seeks the following Special Exceptions:

- Section 112-503.5(A)(6)(a). Parking and other impervious surfaces within the determined floodway
- Section 112-503.5(A)(6)(b). Utilities and public facilities and improvements, including railroads, streets, bridges, transmission lines and pipelines, sealed water supply wells and water pipelines.
- Section 112-503.5(A)(6)(e). Construction of stormwater or sanitary sewer lines
- Section 112-503.5(A)(6)(f). Reconstruction of the stream enclosure pipe

The Applicant appeals the Zoning Officer's determination in a review letter dated July 2, 2024 that "(t)he proposed uses and structures, for example parking, the columns for the structures, and the apartment building, are not permitted by right in the identified floodplain area. Variances are required for the proposed uses and structures."

In the alternative, Applicant seeks variance relief from Section 112-503.5(A)(5) to locate its proposed structures within the floodplain.

In addition, the Zoning Hearing Board will hear such other relief deemed necessary and proper as presented to the Board.

The application and any amendments thereto are available for public review at the Department of Building & Housing at 401 E. Gay St., West Chester, Pennsylvania or online at www.west-chester.com. All interested persons will be given an opportunity to be heard at this Public Meeting.

Those individuals with disabilities and ADA accommodations for effective participation in the meeting should call 610-692-7574 at least two days prior to the meeting. All attempts will be made for reasonable accommodations.

Yerkes Associates, Inc
MICHAEL BARBERI

Michael Barbeiri
Zoning Officer

BOARD EXHIBIT 2