



Zoning Hearing Board Meeting
July 28, 2025 @ 6:00 PM
This meeting is recorded for public record.

Davis Sweet, Chair	Term Expires:
Anne M. Carroll	Term Expires:
Matthew Chominski	Term Expires:
Terrance Keenan	Term Expires:
Michael Pastino	Term Expires:
Victoria Zytkowicz, Alternate	Term Expires:

Zoning Hearing Board Meeting:

A. Agenda Items

1. 531 Marshall Drive – #1029 – Dimensional variance
2. 501 E. Miner Street – #1031-Illuminated ground mount sign
3. No other agenda items.

Visit www.west-chester.com for access to all attachments.

Agendas are posted to www.west-chester.com by noon 3 business days prior to the meeting.



Gawthrop Greenwood, PC
Attorneys at Law

17 East Gay Street, Suite 100, P.O. Box 562 p. 610.696.8225
West Chester, PA 19381-0562 www.gawthrop.com

James D. Doyle
610.696.8225 x.1743
jdoyle@gawthrop.com

June 11, 2025

Sean Metrick, Borough Manager
Borough of West Chester
401 East Gay Street
West Chester, PA 19380

Re: Zoning Hearing Board Application

Dear Mr. Metrick:

As you will recall, I represent Daniel A. Hollander and Melissa Jean Hollander (“Applicants”). Attached please find an amended Zoning Hearing Board Application for the parcel located at 531 Marshall Drive (UPI No. 1-2-89), located in the NC-1 Neighborhood Conservation District of West Chester Borough, along with an amended Plan.

A check for the required continuance fee of \$200.00 will be delivered to Borough Hall, per Wendy Mecke’s instruction. Thank you for your consideration of this matter.

Very truly yours,
GAWTHROP GREENWOOD, PC


James D. Doyle



Borough of West Chester

401 East Gay Street ▪ West Chester, Pennsylvania ▪ 19380

Telephone: 610-692-7574 ▪ Facsimile: 610-436-0009

www.west-chester.com

ZONING HEARING BOARD APPLICATION

APPEAL # _____ DATE RECEIVED _____

Property (real estate) Location 531 Marshall Drive

Zoning District: NC-1 Neighborhood Conservation District Tax Parcel: 1-2-89

I / We (name) Daniel and Melissa Hollander of (address) 531 Marshall Drive request the scheduling of a hearing on it/my/our APPEAL (Application) to the West Chester Borough Zoning Hearing Board on the following grounds: (choose one or more):

Special Exception to the Borough of West Chester Zoning Ordinance of 2021 (cite Ordinance Sections), specifically:

Variance to the Borough of West Chester Zoning Ordinance of 2021 (cite Ordinance Sections), specifically:

§112-306.B (Dimensional Requirements)

§112-602L (General Regulations and Design Standards)

§112-602K (Parking in Front of Building)

Appeal a decision of the Zoning Officer, Specifically, the following:

Other _____

Application Received By: _____

Date: _____

NOTICE

Please see the Borough's website for the Fee Schedule for Zoning Fees. Zoning Fees are not refundable upon the Zoning Hearing scheduling and holding a hearing. A hearing will be scheduled only upon submission of a complete Application and payment of the applicable fee.



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A) The description of the Property (real estate located in West Chester Borough) including acreage (square feet), current improvements and use:

The property is approximately 0.2357 acres in area, and is improved with a single-family detached dwelling and driveway. The use is residential.

B) a) Does the Applicant own the Property? Yes No

b) If "NO", who is the Owner of the Property?

c) If not the Owner, what is your legal authority (e.g. – equitable owner, tenant, etc.) for filing this Application on behalf of Owner?

C) I/We believe that the Zoning Hearing Board should approve this request because: (Please include the grounds for appeal or reasons both with respect to the law and fact in support of your relief request for the Appeal or Special Exception or Variance. You may also attach your explanation in a separate narrative including any documents supporting your request).

Please see attached narrative.

See Attached Narrative

D) Has any previous application or appeal been filed in connection with this Property?

Yes No

(E) PLOT PLAN REQUIREMENTS (Supporting Documents)

A Plot Plan of the Property must be submitted as part of this Application. The plot plan shall contain a description of this Property (lot) and show all of the information as follows:

1. Length of all Property (lot) lines.
2. Approximate acres or square feet of Property.
3. Show location of all buildings/structures on Property, their outside dimensions, the distances between buildings and the Property's boundaries.



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4. If this application is for new buildings or additions to present buildings, show these proposed buildings/additions giving outside dimensions and the distances between any new structures and existing buildings plus distances between any proposed buildings and the Property's boundaries.
5. Show any existing roads or driveways on the Property and the location of any new drives (if any) you plan to construct.
6. Show location and sizes of all existing parking spaces on the Property and additionally, if any, parking spaces you plan to construct.

NOTE: This Application must be completed in full and submitted with Supporting Documents. Two (2) copies of the Application, the Plot Plan and any supporting documents are required as part of your submission. Please also submit the Application and Supporting Documents in a PDF to Housing@west-chester.com

The Applicant certifies that the above statements contained in this Application and Supporting Documents submitted are true and correct to the best of its/my/our knowledge and belief.

Daniel and Melissa Hollander

Name of Applicant(s)

Signature, James Doyle, Esq., Attorney for Applicants

531 Marshall Drive, West Chester, PA 19380

Address of Applicant

507-709-1089

Phone Number

daniel@nooneborger.com

Email Address (if any)

Daniel and Melissa Hollander

Name of Applicant(s)

6/11/2025

Date

James D. Doyle, Esquire

Attorney (If Represented)

17 East Gay St, Suite 100

West Chester, PA 19381-0562

610-696-8225;

jdoyle@gawthrop.com

Phone or Email

Borough Use Only

Zoning Hearing Board Fee: _____ Check No.: _____ Date Received: _____

Received By: _____

Borough Employee

**Zoning Hearing Board Application of
Daniel A. Hollander and Melissa Jean Hollander**

Property Information

Address: 531 Marshall Drive (UPI No. 1-2-89)
Owners: Daniel A. Hollander and Melissa Jean Hollander
Lot Area: 0.2357 acres
Zoning District: NC-1 Neighborhood Conservation District

Daniel A. Hollander and Melissa Jean Hollander (hereinafter "Applicants") respectfully file this zoning hearing board application with the West Chester Borough Zoning Hearing Board (hereinafter "Board"). The subject property is UPI No. 1-2-89, on Marshall Drive in the NC-1 Neighborhood Conservation District (hereinafter "Property").

The Property is owned by Applicants as husband and wife. The Property is used by Applicants as their primary residence and is currently improved with one single-family dwelling and driveway. The Property does not have a garage, which limits the Applicants' ability to securely store vehicles and other personal property.

The Applicants seek to construct a one-story attached garage attached to the existing single-family detached dwelling that will be approximately 533 square feet in size, and corresponding driveway extension.

Variance Request

The Applicants are seeking a variance from Section 112-306.B (dimensional requirements) of the West Chester Borough Zoning Ordinance to permit the construction of a one-story attached garage that will encroach approximately 12.6 feet into the 15 foot required side yard setback.

The Applicants are also seeking a variance from Section 112-306.B (dimensional requirements) and Section 112-602.L (General regulations and design standards) to permit the construction of a corresponding driveway extension that will encroach approximately 3.7 feet into the 5 foot required side yard setback for an accessory structure and parking spaces.

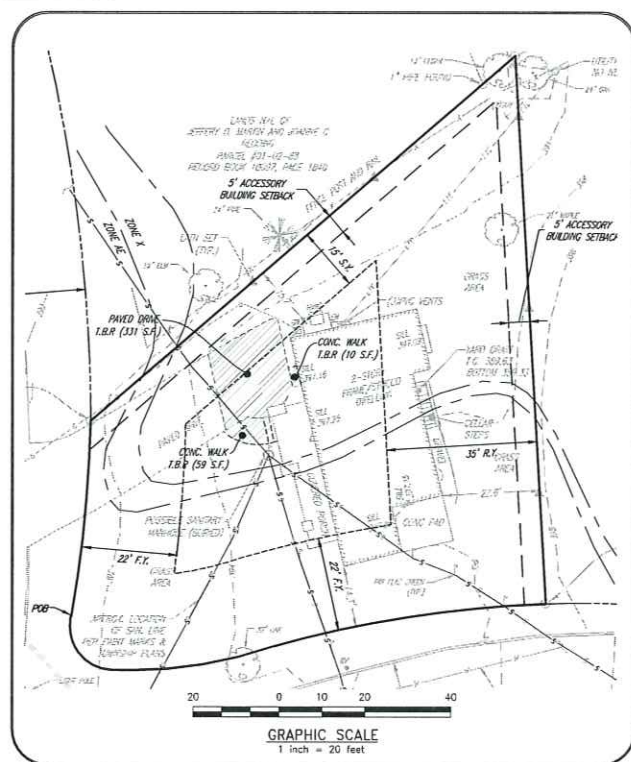
Additionally, the Applicants seek a variance from Section 112-602.K (Parking in front of building) to permit parking spaces to be located within the required front yard.

The Property will otherwise comply with all applicable area and bulk regulations, including existing nonconforming conditions, such as minimum lot area, minimum lot width, minimum front yard setback, minimum rear yard

setback, minimum rear yard setback for accessory structures, maximum building coverage, maximum impervious coverage, and maximum building height.



DEMOLITION PLAN:



KEY TO ABBREVIATIONS

- AGC = AGGREGATE
- BC = BOTTOM OF CURB
- BM = BOTTOM OF MALL
- CO = CLEAN OUT
- CR = CEMENT
- D = DEED DESCRIBED
- DCP = DEPRESSION CURB
- DL = DOUBLE YELLOW LINE
- EL = ELEVATION
- ELBY = ELECTRIC BOX
- ESP = EARTH SURFACE
- FF = FIRST FLOOR ELEVATION
- GM = GAS METER
- GW = GUY WIRE
- GV = GAS VALVE
- HDP = HANDICAP PARKING SIGN/SPOT
- HW = HOLE ELEVATION
- LA = LANDSCAPED AREA
- OH = OVERHEAD WIRES
- RD = ROOF DRAIN
- R/W = RIGHT-OF-WAY
- S = SURVEY
- SML = SINGLE WHITE LINE
- SLT = SINGLE YELLOW LINE
- TC = TOP OF CURB
- TO = TOP OF GRADE
- TEBY = TELEPHONE/COAXIAL BOX
- TW = TOP OF WALL
- ULP = UNDERGROUND UTILITY
- UP = UTILITY POLE
- URD = UNDERGROUND ROOF DRAIN
- W = WELAND
- WM = WATER METER
- WV = WATER VALVE

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- FLOOD PLAN LINE
- EDGE OF PAVING
- EDGE OF DRIVE
- CENTRAL LINE
- BUILDING LINE
- MINORIAL BOUNDARY LINE
- SOLI LINE
- ZONING REQUIREMENTS*
- ZONE NC-1 - NEIGHBORHOOD CONSERVATION DISTRICT
- AREA AND BULK REGULATIONS
- MIN. LOT AREA
- MIN. LOT WIDTH
- AT BUILDING LINE
- OVERHEAD WIRES
- OVERHEAD ELECTRIC TELECOMMUNICATION CABLE LINES
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD TELECOMMUNICATION LINE
- UNDERGROUND TELECOMMUNICATION LINE
- WATER SERVICE LINE
- FENCE LINE
- QUARRY WALL
- CONCRETE CURB LINE
- LEGAL POINT-OF-WAY
- TREE LINE
- BRUSH LINE
- WELANDS
- GUY WIRE
- UTILITY POLE
- AIR CONDITIONING UNIT
- HOLE
- STREET SIGN
- GAS MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- ELECTRIC MANHOLE
- COMMUNICATIONS MANHOLE
- WATER MANHOLE
- GENERAL UTILITY MANHOLE
- STORM PALET TYPE "L"
- STORM PALET TYPE "M"
- STORM PALET TYPE "S"
- CITY STORM PALET
- LIGHT POST
- FIRE HYDRANT
- SANITARY CLEAN OUT
- WATER VALVE
- GAS VALVE
- WELAND FLAG
- ROOF DRAIN
- MONUMENT FOUND
- MONUMENT SET
- PERMANENT FOUND
- 5/8" REBAR SET
- STAKE FOUND
- STAKE SET
- SITE BENCH-MARK
- DECIDUOUS TREE
- CONIFER TREE
- SLANTED REAR-EXISTING AUTOMOBILITY
- UPRIGHT TEXT-PROPOSED INFORMATION
- TITLE REPORT NOTE

ZONING REQUIREMENTS*

REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	MEDIAN VALUE OF LOTS ON THE BLOCK FACE	9,842 S.F.
MIN. LOT WIDTH	60 FT.	119.1 FT.
AT BUILDING LINE	17.9 FT./30.3 FT.	14.3 FT.**
MIN. FRONT YARD	15 FT.	2.4 FT.
MIN. SIDE YARD	35 FT.	22.6 FT.**
MIN. REAR YARD	5 FT.	1.3 FT. (DRIVEWAY)***
MIN. REAR YARD	5 FT.	2.4 FT. (GARAGE)***
MAX. BUILDING COVERAGE	30%	19.2% (1,888 S.F.)
MAX. IMPERVIOUS COVERAGE	50%	28.6%
MAX. BUILDING HEIGHT	35 FT.	<35 FT.

* SEE GENERAL NOTES FOR ZONING INFORMATION DISCLAIMER
 ** EXISTING NON-CONFORMING
 *** WALKWAY NEEDED

IMPERVIOUS CALCULATIONS

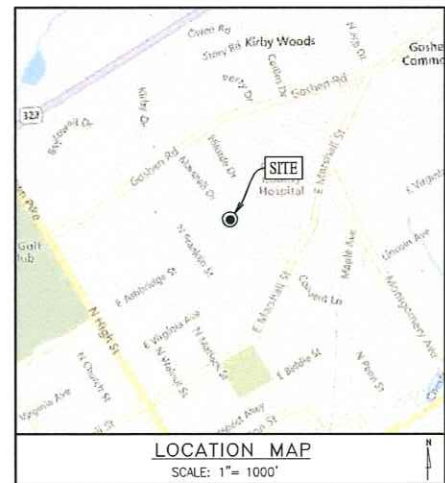
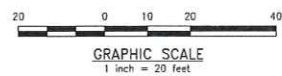
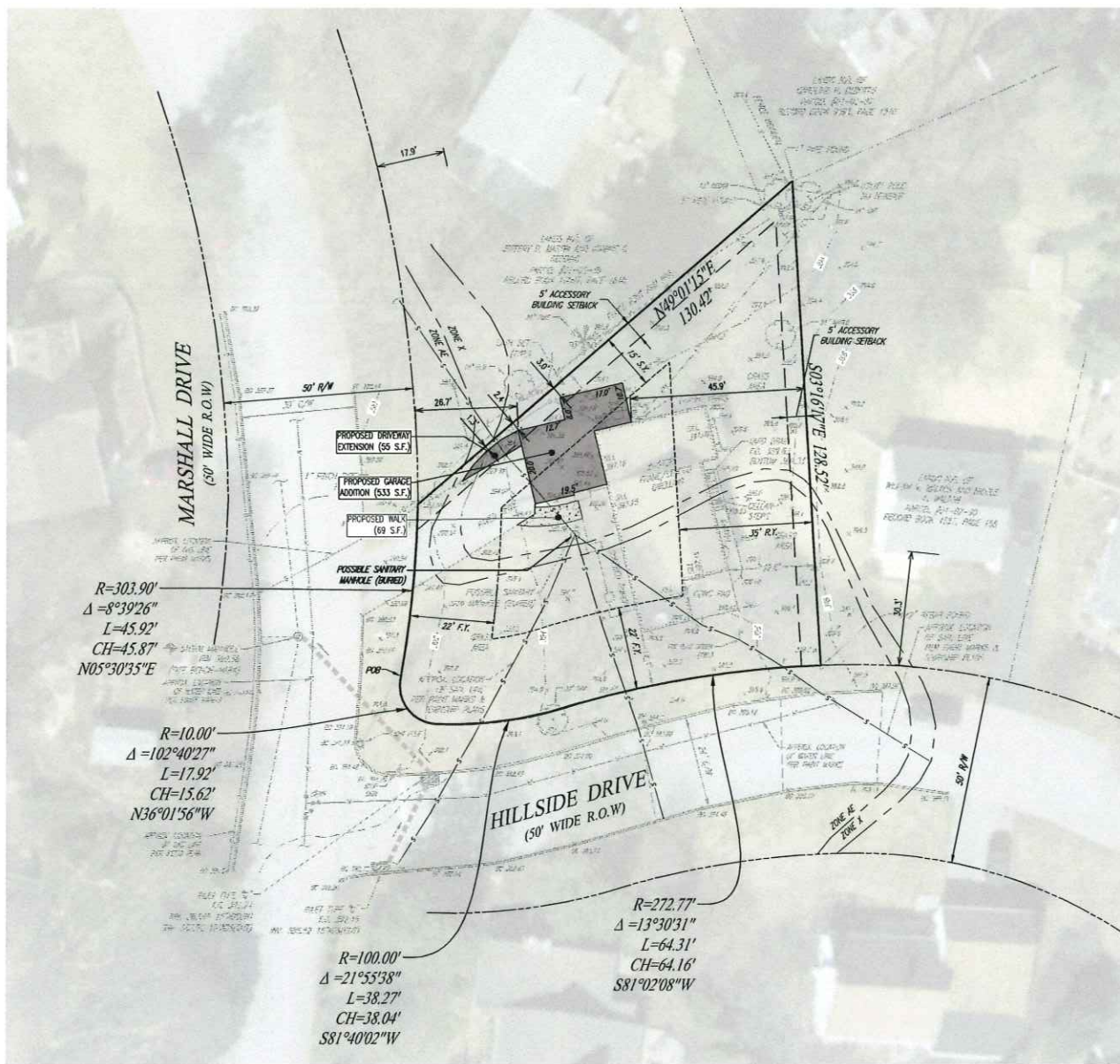
BUILDING	1,355
PAVED DRIVE	943
PORCH	253
CONC. WALKS & PADS	267
TOTAL	2,818

TO BE REMOVED IMPERVIOUS CALCULATIONS

PAVED DRIVE	-331
WALK	-69
TOTAL REMOVED	-400
TOTAL IMPERVIOUS	2,418

PROPOSED IMPERVIOUS CALCULATIONS

GARAGE ADDITION	533
DRIVEWAY EXTENSION	55
WALK	69
TOTAL	657
TOTAL PROPOSED	3,075



GENERAL NOTES

- RECORD OWNER/SITE ADDRESS: DANIEL A. HOLLANDER & WELISA JEAN HOLLANDER, 531 MARSHALL DRIVE, WEST CHESTER, PA, 19380
- TAX PARCEL #: 1-2-89
- SOURCE OF TITLE: RECORD BOOK 11314, PAGE 660
- LOT AREA: 9,842 S.F./0.226 ACRE (GROSS)
- TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL SURVEYING, LLC. PERFORMED ON 03/14/2025.
- THIS MAP AND SURVEY WERE PREPARED FROM INFORMATION OF RECORD, FURNISHED AND/OR OBTAINED, TOGETHER WITH EVIDENCE FOUND ON THE GROUND. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC. OF RECORD.
- CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL SURVEYING, LLC. DATUM: NAVD 83 (COMPUTED USING GEDD18) & NAD 83 (2011) (EPOCH2010.0000) (AS DETERMINED BY GPS OBSERVATION). SITE BENCH = TOP OF RIM OF STORM MANHOLE LOCATED ON MARSHALL DRIVE AS SHOWN ON PLAN, ELEVATION= 396.58', CONTOUR INTERVAL: 2 FEET.
- UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
- THIS PROPERTY IS PARTIALLY LOCATED WITHIN FLOOD HAZARD ZONE AS AN AREA OF SPECIAL FLOOD HAZARD, AND ZONE X AN AREA OF MINOR FLOOD HAZARD PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA. MAP NO. 4202R0210C, PANEL 210 OF 380, DATED SEPTEMBER 29, 2017. FLOOD PLAIN BOUNDARIES SHOWN HEREON WERE SCALED FROM THE ABOVE MENTIONED MAP.
- TWO PARKING SPACES 9 FEET X 18 FEET ARE REQUIRED FOR A SINGLE FAMILY DETACHED DWELLING IN THE GARAGE. A FLOOR AREA TO MEET THIS REQUIREMENT MUST REMAIN FREE OF ARTICLES THAT WOULD PREVENT USE OF THE REQUIRED PARKING SPACES.

REFERENCE PLAN(S)

- PLAN ENTITLED "TRUCK WASH", PREPARED BY T.G. COLEMAN, WEST CHESTER, PA, MAY 1950, RECORD PLAN BOOK 2.

PA ONE CALL

ACT 207 SERIAL NUMBER: 20250801870
 HOWELL SURVEYING DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES HOWELL SURVEYING GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

UTILITIES NOTIFIED

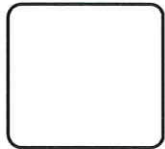
- COMPANY: AQUA PENNSYLVANIA
 ADDRESS: 742 LANCASTER AVE, BRIM MAR, PA, 19010
 CONTACT: THOMAS MADOT
 EMAIL: thmadot@aquapenn.com
 PHONE: 610-525-1400 EXT. 52105
- COMPANY: PECO AN EXELON COMPANY C/O USG
 ADDRESS: 450 S HENDERSON ROAD SUITE B, KING OF PRUSSIA, PA, 19406
 CONTACT: MIKKA SHIPPINS
 EMAIL: mikashippins@peco.com
 PHONE: 484-881-5720
- COMPANY: WEST CHESTER BOROUG
 ADDRESS: 401 E GAY ST, WEST CHESTER, PA, 19380
 CONTACT: DON EDWARDS
 EMAIL: dedwards@west-chester.com
 PHONE: 610-695-5282
- COMPANY: VERIZON BUSINESS FORMERLY MCI
 ADDRESS: 400 INTERNATIONAL PKWY, RICHMOND, TX, 75081
 CONTACT: ROBERT BUTLER
 EMAIL: robert.butler@one.verizon.com
 PHONE: 469-885-4091

ZONING VARIANCE REQUEST:

- APPLICANTS ARE SEEKING A VARIANCE FROM SECTION 112-306.B (DIMENSIONAL REQUIREMENTS) OF THE WEST CHESTER BOROUG ZONING ORDINANCE TO PERMIT THE CONSTRUCTION OF A ONE-STORY ATTACHED GARAGE THAT WILL ENCRoACH APPROXIMATELY 12.6 FEET INTO THE 15 FOOT REQUIRED SIDE YARD SETBACK.
- THE APPLICANTS ARE SEEKING A VARIANCE FROM SECTION 112-306.B (DIMENSIONAL REQUIREMENTS) AND SECTION 112-802.L OF THE WEST CHESTER BOROUG ZONING ORDINANCE TO PERMIT THE CONSTRUCTION OF A CORRESPONDING DRIVEWAY EXTENSION THAT WILL ENCRoACH APPROXIMATELY 3.7 FEET INTO THE 5 FOOT REQUIRED SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE AND PARKING SPACES.
- THE APPLICANTS ARE SEEKING A VARIANCE FROM SECTION 112-802.K (PARKING IN FRONT OF BUILDING) OF THE WEST CHESTER BOROUG ZONING ORDINANCE TO PERMIT PARKING SPACES LOCATED WITHIN THE FRONT YARD AREA.

UPI#: 1-2-89

HOWELL SURVEYING
 Local Knowledge. Engineered.
 1250 Wrights Lane, West Chester, PA, 19380
 (610) 918-8004 | FAX: (610) 918-9005



NO.	DATE	DESCRIPTION
1	1/28/2025	REVIEW PER CLIENT REQUEST.
2	1/28/2025	REVIEW PER ADDITIONAL COMMENTS.
3	5/9/2025	REVIEW PER CLIENT REQUEST.
4	6/9/2025	REVIEW PER ADDITIONAL COMMENTS.

NO.	DATE	DESCRIPTION
1	1/28/2025	REVIEW PER CLIENT REQUEST.
2	1/28/2025	REVIEW PER ADDITIONAL COMMENTS.
3	5/9/2025	REVIEW PER CLIENT REQUEST.
4	6/9/2025	REVIEW PER ADDITIONAL COMMENTS.

PLAN OF
 TOPOGRAPHIC SURVEY
 CLIENT: NEW CREATION BUILDERS, LLC.
 PROJECT: 531 MARSHALL DRIVE
 LOCATION: WEST CHESTER BOROUG
 CHESTER COUNTY, PA

DATE:	03/14/2025
SCALE:	1"=20'
DRAWN BY:	AMR
CHECKED BY:	PSM
PROJECT NO.:	16434
CAD FILE:	GRADING PERM PLAN (REV.1)
DRAWING NO.:	S1
SHEET:	1 of 1



Borough of West Chester

401 East Gay Street ▪ West Chester, Pennsylvania ▪ 19380

Telephone: 610-692-7574 ▪ Facsimile: 610-436-0009

www.west-chester.com

ZONING HEARING BOARD APPLICATION

APPEAL # **1031**

DATE RECEIVED **06/10/2025**

Property (real estate) Location 501 E. Miner Street, West Chester, PA 19382

Zoning District: Commercial Service (CS)

Tax Parcel: 1-5-478.1 and 1.5.478-E

I / We (name) Charles A. Melton Arts & Education Center of (address) 501 E. Miner Street, West Chester, PA 19382 request the scheduling of a hearing on it/my/our APPEAL (Application) to the West Chester Borough Zoning Hearing Board on the following grounds: (choose one or more):

Special Exception to the Borough of West Chester Zoning Ordinance of 2021 (cite Ordinance Sections), specifically:

Variance to the Borough of West Chester Zoning Ordinance of 2021 (cite Ordinance Sections), specifically:

112-702.B(2)(o)(8)

Appeal a decision of the Zoning Officer, Specifically, the following:

Other _____

Application Received By: W. Mecke

Date: 06/10/2025

NOTICE

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A) The description of the Property (real estate located in West Chester Borough) including acreage (square feet), current improvements and use:

The Property is 2.2 acres and is currently used as a non-profit community center, providing civic, arts, recreation and education programs in the Borough of West Chester.

B) a) Does the Applicant own the Property? Yes () No

b) If "NO", who is the Owner of the Property? _____

c) If not the Owner, what is your legal authority (e.g. – equitable owner, tenant, etc.) for filing this Application on behalf of Owner? _____

C) I/We believe that the Zoning Hearing Board should approve this request because: (Please include the grounds for appeal or reasons both with respect to the law and fact in support of your relief request for the Appeal or Special Exception or Variance. You may also attach your explanation in a separate narrative including any documents supporting your request).

The Applicant is proposing to install a 4' X 8' (32 sq. ft) X 6' tall single-sided sign, with a 24 Sq. ft. LED message board. This is located 465' from the Franklin Mint Fed. Credit Union changeable sign, and the ordinance requires 500' distance.

See Attached Narrative

D) Has any previous application or appeal been filed in connection with this Property?

() Yes (●) No

(E) PLOT PLAN REQUIREMENTS (Supporting Documents)

A Plot Plan of the Property must be submitted as part of this Application. The plot plan shall contain a description of this Property (lot) and show all of the information as follows:

1. Length of all Property (lot) lines.
2. Approximate acres or square feet of Property.
3. Show location of all buildings/structures on Property, their outside dimensions, the distances between buildings and the Property's boundaries.



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4. If this application is for new buildings or additions to present buildings, show these proposed buildings/additions giving outside dimensions and the distances between any new structures and existing buildings plus distances between any proposed buildings and the Property's boundaries.
5. Show any existing roads or driveways on the Property and the location of any new drives (if any) you plan to construct.
6. Show location and sizes of all existing parking spaces on the Property and additionally, if any, parking spaces you plan to construct.

NOTE: This Application must be completed in full and submitted with Supporting Documents. Two (2) copies of the Application, the Plot Plan and any supporting documents are required as part of your submission. Please also submit the Application and Supporting Documents in a PDF to Housing@west-chester.com

The Applicant certifies that the above statements contained in this Application and Supporting Documents submitted are true and correct to the best of its/my/our knowledge and belief.

Charles A. Melton Arts & Education Center

Name of Applicant(s)

Signature Brian L. Nagle, Esquire Attorney-in-Fact
Robert M. Tucker, Esquire Attorney-in-Fact
501 E. Miner Street, West Chester, PA 19382

Address of Applicant

Phone Number

Email Address (if any)

Name of Applicant(s)

June 10, 2025

Date
Brian L. Nagle, Esquire
Robert M. Tucker, Esquire

Attorney (If Represented)
17 W. Miner Street, P.O. Box 660
West Chester, PA 19381-0660

Address
bnagle@macelree.com
rtucker@macelree.com

Phone or Email 610-436-0100

Borough Use Only

Zoning Hearing Board Fee: _____ Check No.: _____ Date Received: _____

Received By: _____

Borough Employee



Borough of West Chester

401 East Gay Street ▪ West Chester, Pennsylvania ▪ 19380

Telephone: 610-692-7574 ▪ Facsimile: 610-436-0009

www.west-chester.com

Zoning Officer Review:

Signature: _____

Date: _____

NARRATIVE IN SUPPORT OF APPLICATION FOR VARIANCE

I. Introduction

The Charles A. Melton Arts & Education Center ("**Applicant**") is the owner of a certain 2.2-acre parcel of real property in West Chester Borough ("**Borough**"), UPI No. 1-5-478 ("**Property**").

II. Request for Relief

Applicant is planning to install a sign with an overall dimension of 48 inches by 96 inches, the changeable portion of the sign to be 36 inches by 96 inches with the sign to be 72 from the ground ("**Proposed Sign**"). A copy of the plan by KC Sign & Awnings is attached to the Application.

The proposed sign is classified as a "changeable-copy sign" in the Borough's Zoning Ordinance. Under the Borough's Zoning Ordinance, no changeable-copy sign is permitted within 500 feet of another. See Zoning Ordinance §112-702.B(2)(o). The Proposed Sign is located 465 feet from the Franklin Mint Federal Credit Union changeable copy sign at 400 E. Market Street.

Therefore, the Applicant is seeking a variance from Section 112-702.B(2)(o) to permit the Proposed Sign to be located 465 feet from the Franklin Mint Federal Credit Union change-able copy sign.

At the hearing, Applicant will demonstrate that it will comply with all other zoning regulations applicable to the Proposed Sign. The Applicant is requesting a 7% deviation from the Zoning Ordinance, which may constitute as a *de minimis* variance.

Applicant will further demonstrate compliance with the general requirements for variances at Section 112-1105.C of the Zoning Ordinance. This includes, but it not limited to, Applicant demonstrating that the Proposed Sign will not alter the essential character of the neighborhood, nor will it be detrimental to the public welfare.

III. Conclusion

Applicant will present testimony and evidence in support of the requested variance and establish compliance with all other applicable Ordinance standards during the hearing before the Zoning Hearing Board.

Respectfully submitted,

MacELREE HARVEY, LTD.



By:

Date: June 10, 2025

Brian L. Nagle, Esquire
Robert M. Tucker, Esquire
MacElree Harvey, Ltd.
17 W. Miner Street
West Chester, PA 19381
610-436-0100
Attorneys for Applicant

June 10, 2025

Via Hand Delivery

West Chester Borough Council
Attn: Sean Metrick, Borough Manager
401 East Gay Street
West Chester, PA 19380

Re: Application for Variance of Charles A. Melton Arts & Education Center

Dear Sean:

I am submitting on behalf of my client, Charles A. Melton Arts & Education Center five (5) copies of the following:

- Application for Variance;
- Narrative in Support of Application;
- Distance Between Signs from KC Signs
- Sign Specs Revised
- Site Plan
- Electronic copy of the above Application
- Application fee of \$800.00

Please let me know if you require additional physical copies of any materials.

Very truly yours,



Brian L. Nagle


/cfg

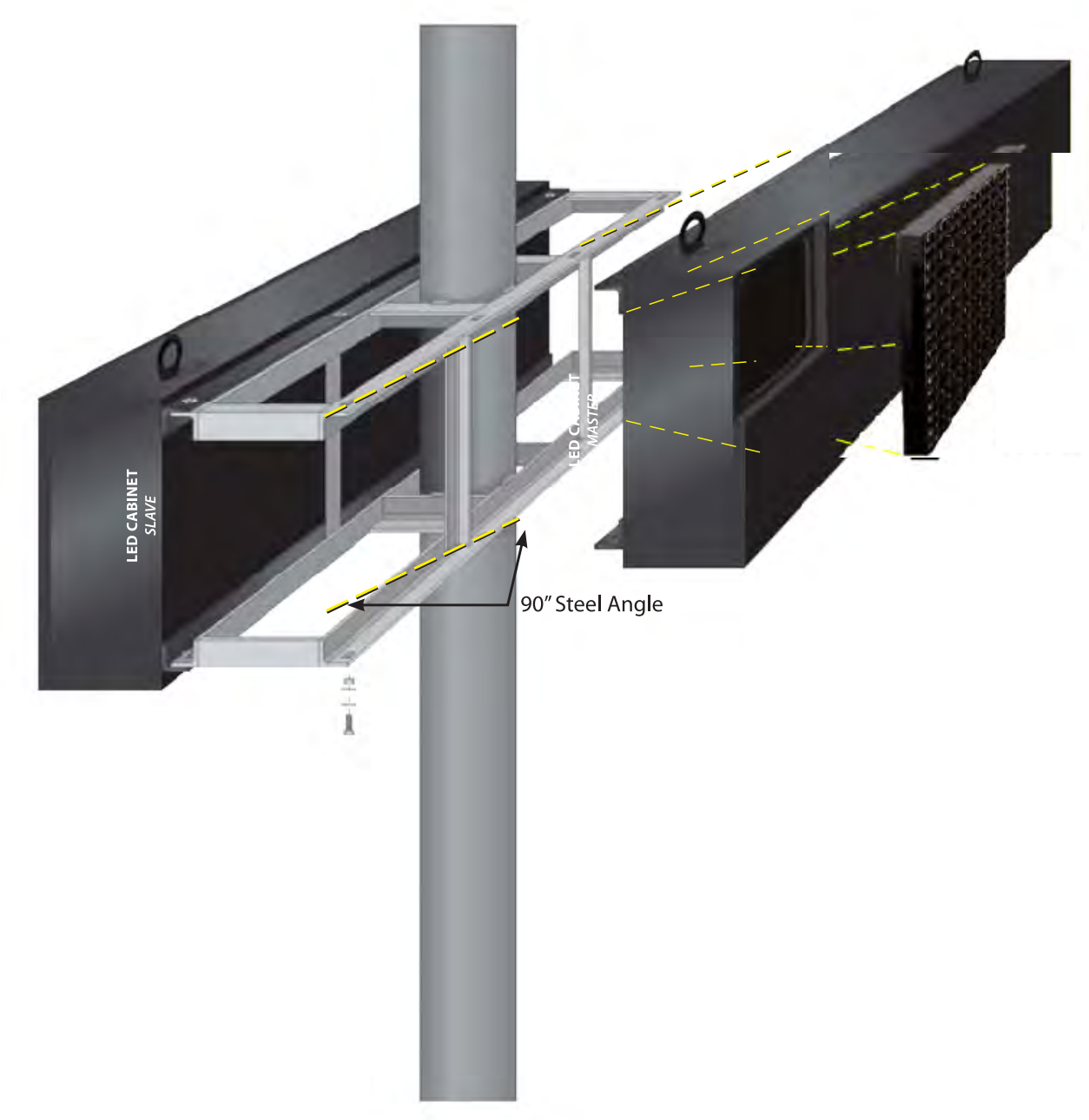
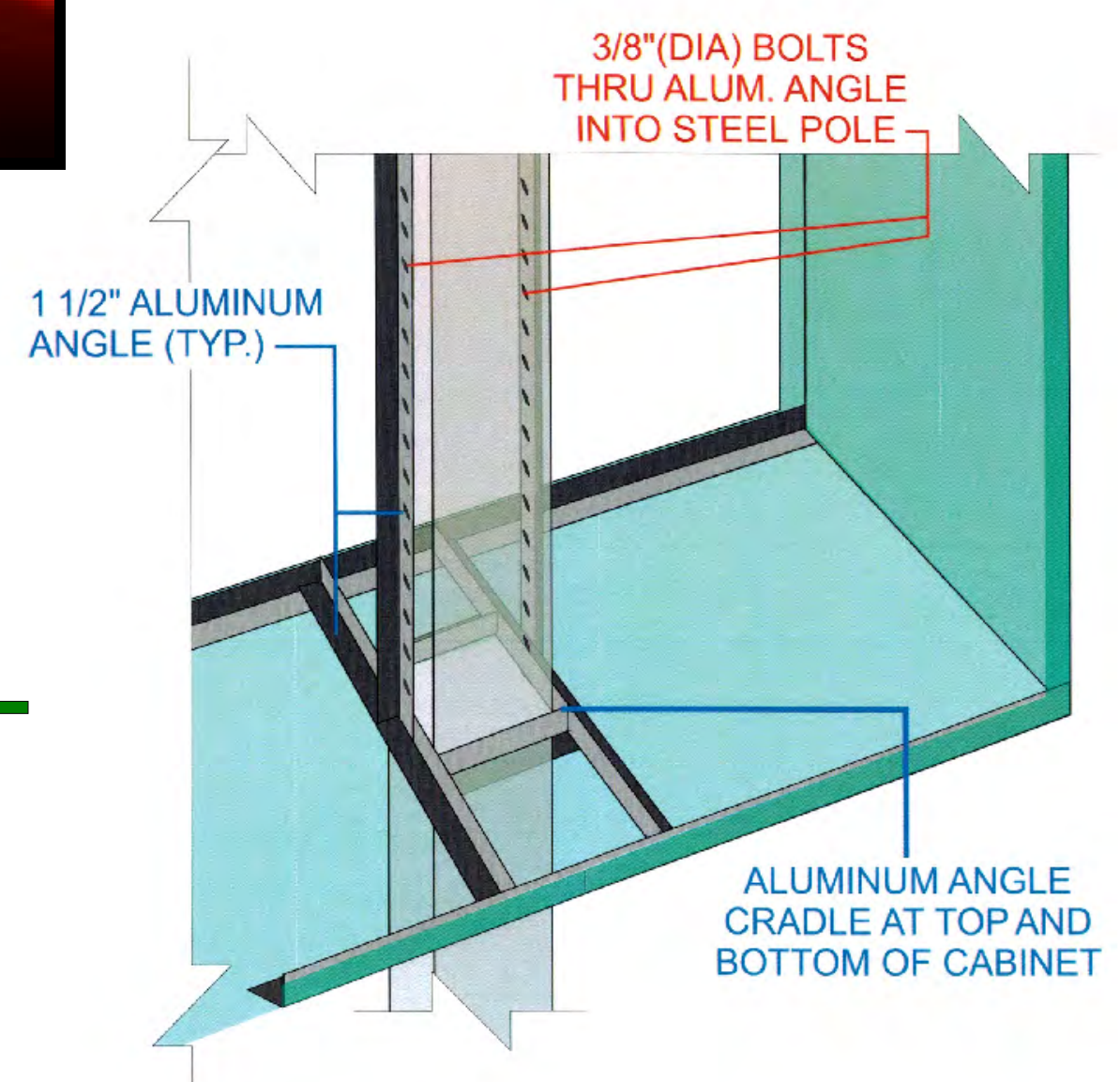
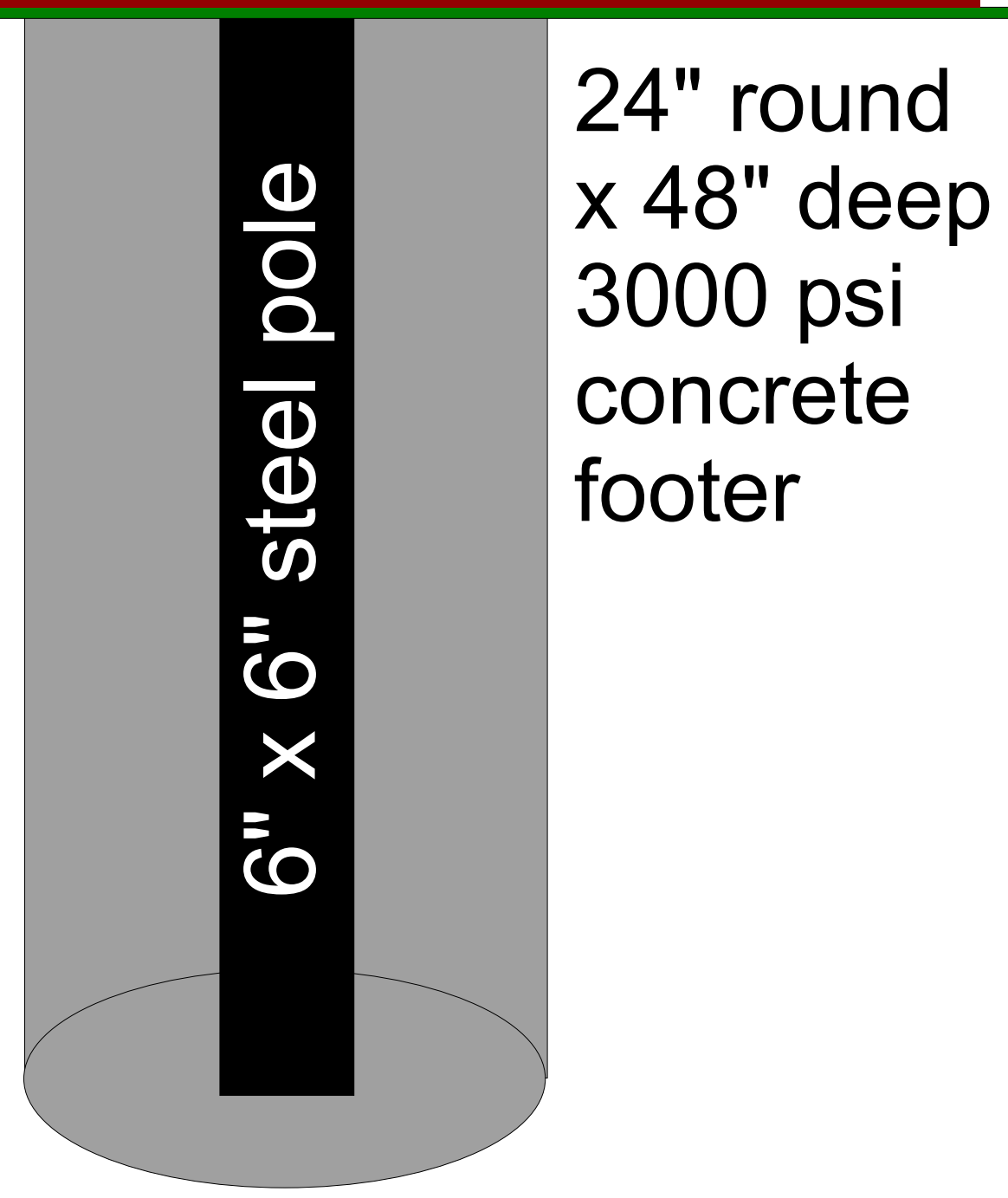
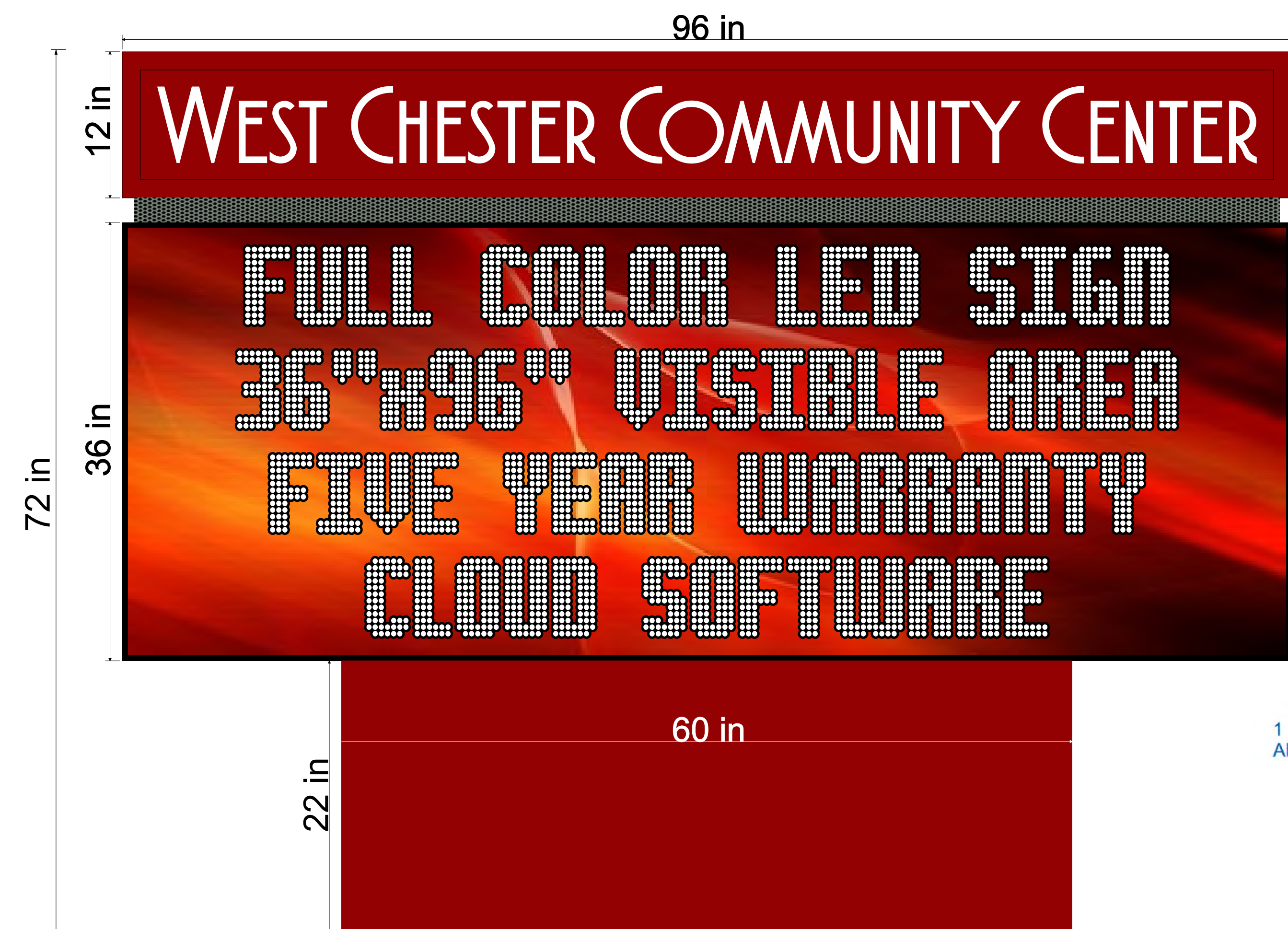
Enclosures

cc: Nathan M. Cline, P.E., Borough Engineer (w/enclosures) *[via Electronic Mail Only]*
Kristin S. Camp, Esquire, Solicitor (w/enclosures) *[via Electronic Mail Only]*
Mike Barbieri, Zoning Officer (w/enclosures) *[via Electronic Mail Only]*
Charles A. Melton Arts & Education Center Education (w/enclosures) *[via Electronic Mail Only]*



- A** Existing Franklin Mint Federal Credit Union changeable copy sign
- B** Proposed Charles A. Melton Arts & Education Center changeable copy sign

 <p>Design • Build • Installation • Service</p>	CUSTOMER NAME	Sign Description:	DATE	CONTACT	
	Charles A. Melton Arts and Education		1/17/25	Greg Feld	
	SITE ADDRESS		KC SIGN COMPANY		
501 East Miner Street West Chester, PA 19382	ORDER NUMBER	PAGE NUMBER	142 Conchester Hwy Aston, PA 19014 Ph: 610-497-0111 Fax: 610-497-0110 E-mail - gfeld@kcsignco.com		
081904	3	THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY KC SIGN CO. IT IS SUBMITTED FOR YOUR APPROVAL, IN CONNECTION WITH A PROJECT BEING PLANNED BY KC SIGN CO. IT IS FOR YOUR EXCLUSIVE USE, IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION. THIS DRAWING IS PROPERTY OF KC SIGN CO.	*NOTE* DUE TO VARIANCES AMONG COLOR PRINTED & COMPUTER MONITORS THE COLORS YOU SEE ON YOUR PROOF MAY NOT BE THE EXACT COLORS OF OUR PRODUCTS. THE COLORS YOU SEE SHOULD BE CONSIDERED CLOSE RENDITIONS TO THE ACTUAL COLORS AVAILABLE.		



EXISTING



PROPOSED



CUSTOMER NAME Charles A. Melton Arts and Education	
SITE ADDRESS 501 East Miner Street West Chester, PA 19382	
ORDER NUMBER 081904	PAGE NUMBER 1

Sign Description:

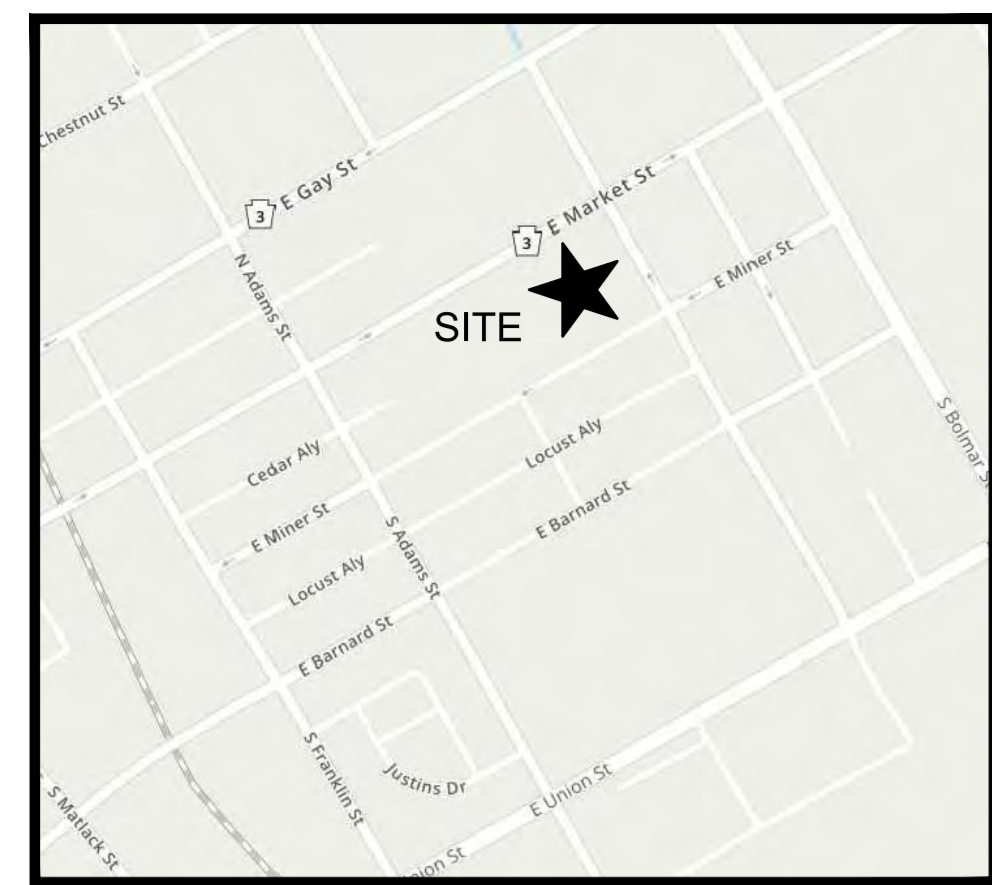
(1) 4' x 8' = 32 sq. ft. x 6' tall single-sided replacement ground sign to include a 24 sq. ft. LED message board

THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY KC SIGN CO. IT IS SUBMITTED FOR YOUR APPROVAL, IN CONNECTION WITH A PROJECT BEING PLANNED BY KC SIGN CO. IT IS FOR YOUR EXCLUSIVE USE, IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION. THIS DRAWING IS PROPERTY OF KC SIGN CO.

DATE 1/17/25	CONTACT Greg Feld
KC SIGN COMPANY	
142 Conchester Hwy Aston, PA 19014 Ph: 610-497-0111 Fax: 610-497-0110 E-mail - gfeld@kcsignco.com	

NOTE DUE TO VARIANCES AMONG COLOR PRINTED & COMPUTER MONITORS THE COLORS YOU SEE ON YOUR PROOF MAY NOT BE THE EXACT COLORS OF OUR PRODUCTS. THE COLORS YOU SEE SHOULD BE CONSIDERED CLOSE RENDITIONS TO THE ACTUAL COLORS AVAILABLE.

Design • Build • Installation • Service



LOCATION MAP
NOT TO SCALE

SITE ZONING REQUIREMENTS

LOCATION: 501 EAST MINER STREET
ZONE: CS (COMMERCIAL SERVICE DISTRICT)

ITEM #	ITEM	REQUIREMENTS
1	MINIMUM LOT AREA	0.5 GROSS ACRES
2	MINIMUM LOT WIDTH AT LOT FRONTAGE	50 FEET
3	MINIMUM FRONT YARD SETBACK	5 FEET
4	MINIMUM REAR YARD SETBACK	10 FEET
5	MINIMUM SIDE YARD SETBACK	10 FEET
6	MAXIMUM BUILDING COVERAGE	65 PERCENT
7	MAXIMUM IMPERVIOUS LOT COVERAGE	85 PERCENT
8	PRINCIPAL BUILDING HEIGHT	45 FEET MAXIMUM

Per Borough of West Chester Ordinance dated 8/21/2019.

SURVEYOR'S DESCRIPTION

ALL THAT CERTAIN lot or piece of land situated in the Borough of West Chester, County of Chester, State of Pennsylvania, being described as follows: BEGINNING at a point on the northerly right-of-way line of East Market Street, S.R. 3 50' wide, at the intersection of the extended easterly right-of-way line of Penn Street, thence along the extended easterly right-of-way line of Penn Street, South 31°16'53" East, a distance of 50.00' to a point on the southerly right-of-way line of East Market Street, thence along the southerly right-of-way line of East Market Street, North 58°43'07" East, a distance of 350.00' to a point in South Worthington Street (40' wide), thence along South Worthington Street, South 31°16'53" East, a distance of 250.00' to a point in the northerly right-of-way line of East Miner Street (50' wide), thence along the northerly right-of-way line of East Miner Street South 58°43'07" West, a distance of 644.00' to a point, thence along Tax Parcels 1-5-479, 1-5-475, and 1-5-477 North 31°16'53" West, a distance of 300.00' to a point in the northerly right-of-way line of East Market Street, North 58°43'07" East, a distance of 294.00' to the point and place of BEGINNING.

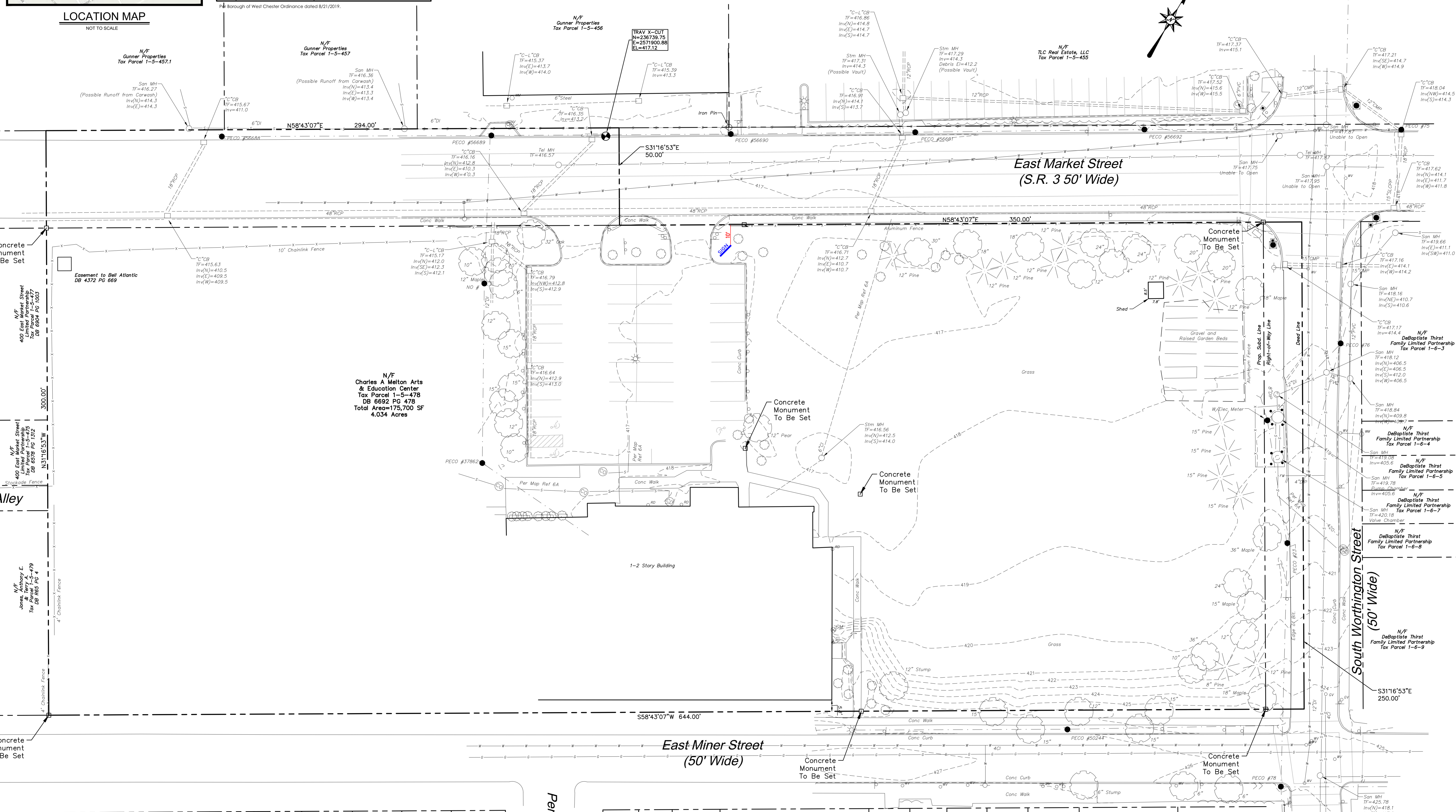
Containing an area of 175,700 Square Feet or 4.034 Acres.

LEGEND

- Property Line
- Easement Line
- Setback Line
- Treeline
- Major Contour
- Minor Contour
- Fence
- Overhead Wires
- Underground Electric Line
- Gas Line
- Sanitary Sewer
- Storm Sewer
- Underground Telecommunications Line
- Water Line
- Handhole
- Electric Meter
- Utility Pole
- Utility Pole w/ Light
- Guy Wire
- Light Pole
- Gas Valve
- Gas Meter
- Cleanout
- Catch Basin
- Manhole
- Span Pole
- Cantilever Pole
- Pedestal-mounted Traffic Signal
- Pedestrian Signal
- Fire Hydrant
- Water Valve
- Water Meter
- Valve - Utility Type Unknown
- Sign
- Bollard
- Handicap Symbol
- Mail Box
- Irrigation Control Box
- Sprinkler Head
- Shrub
- Deciduous Tree
- Coniferous Tree

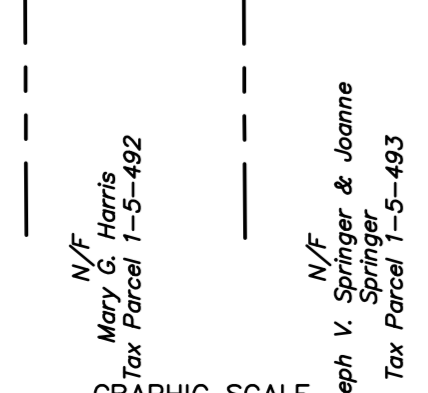
GENERAL NOTES

- NORTH ARROW AND BEARINGS BASED ON NAD83 PER GPS READINGS BY BL COMPANIES IN JUNE, 2019 UTILIZING THE KEYNET VRS NETWORK.
- ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 PER GPS READINGS BY BL COMPANIES IN JUNE, 2019 UTILIZING THE KEYNET VRS NETWORK.
- PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON F.I.R.M. COMMUNITY-PANEL NUMBER 4202000100, EFFECTIVE DATE 09/29/2017.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THROUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
- A WETLAND STUDY BY BL WETLAND SCIENTISTS IN AUGUST 2019 FOUND NO WETLANDS OR WATERCOURSES PRESENT ON SITE.
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - "501 EAST MINER STREET, WEST CHESTER, PA", PREPARED BY SOTDIG UNDERGROUND SERVICES, INC., PROJECT NUMBER 196180, DATED SEPTEMBER 25, 2019.



811 Know what's below. Call before you dig.

811 is a national program that provides a single point of contact for utility location and marking. Call 811 before you dig to get the location and depth of underground utilities. This service is available in all 50 states and the District of Columbia.



- N/F
Tax Parcel 1-5-491
- N/F
Tax Parcel 1-5-482
- N/F
Joseph V. Springer & Joanne
Tax Parcel 1-5-483
- N/F
Laura N. Tilton &
Erma L. Kopan
Tax Parcel 1-5-484
- N/F
Diane H. Himmell Trust
Tax Parcel 1-5-485
- N/F
Phillip T.C. Sliemer
Tax Parcel 1-5-486
- N/F
Dora & Tracy M. Michien
Tax Parcel 1-5-487

- N/F
Alina M. Canal & Sonora H.
Tax Parcel 1-6-22
- N/F
Theodore J. Pasquini & AI
Tax Parcel 1-6-23
- N/F
Marilyn E. Pasquini
Tax Parcel 1-6-24
- N/F
The County of Chester
Inhousing Authority
Tax Parcel 1-6-25
- N/F
Nancy M. Wainwright
Tax Parcel 1-6-26
- N/F
Tax Parcel 1-6-27
- N/F
Solenack LLC
Tax Parcel 1-6-28
- N/F
Stewart P. & Mary F.
Tax Parcel 1-6-29
- N/F
Ricardo J. Ramirez &
Cecilia A. Avila
Tax Parcel 1-6-30
- N/F
Ramon M. Lang
Tax Parcel 1-6-31
- N/F
Steven W. Wesley Sr.
Tax Parcel 1-6-31.1

REFER TO SHEET C-001 FOR
SITE WORK GENERAL NOTES

CONSTRUCTION DOCUMENTS

Architecture
Engineering
Professional
Land Surveying
Companies

1100 First Avenue, Suite 104
King of Prussia, PA 19406
(610) 337-3430
(610) 337-3642 Fax

100% CD SET
05/15/2020
PFHA Number:
TC2019-416/TC2020-402

SUBDIVISION AND PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

MELTON CENTER APARTMENTS
500, 503-521 E. MINER ST.
WEST CHESTER, CHESTER COUNTY, PA

REVISIONS

No.	Date	Desc.	By	Check
1	07/24/2020	Bulletin #1		

Surveyed
Drawn
Reviewed
Scale
Project No.
Date
CAD File:
Title
Sheet No.

EXISTING
CONDITIONS PLAN

C1.00
3 OF 37
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