



Smart Growth Committee Meeting
December 10, 2025 @ 6:30 PM
This meeting is recorded for public record.

Committee Members:

Nicole Scimone, Chair
Lisa Dorsey
Bernie Flynn

Smart Growth Committee of Borough Council:

Borough Manager: Sean Metrick

Smart Growth Committee Meeting:

1. Call to Order
2. Announcements
 - A. The Borough will be collecting canned goods to benefit the West Chester Food Cupboard at Borough Hall during business hours. Please stop by to contribute. More information can be found on the Borough website.
3. Comments

Comments, suggestions, petitions by residents, taxpayers and visitors in attendance regarding items that are not on the agenda. Please be advised there is a 5-minute time limit which is at the discretion of the Council President and/or Chair.
4. Reports
 - A. Director's report – (attachment)
5. Old Business
 - A. Motion to approve Smart Growth Committee minutes – November 8, 2025 (attachment)
 - B. Motion to approve the elevation plans for the Land Development project at 210-214W. Washington St, Axel Properties (attachment)
Issue: Final approval of elevation plans for Land Development approval
6. New Business
 - A. Consider directing the Solicitor to attend Zoning Hearing Board (attachment)
516 N. Church St-Relief from building coverage requirements to construct an ADU
Issue: Determine if Solicitor attendance is required
 - B. Motion to approve HARB applications (attachment)
2025-36: 39 W. Gay St-Sign and front door color change
2025-37:29 S. Darlington St-Repairs and roof replacement

Issue: Review and approve the November HARB Certificate of Appropriateness

7. Other Business

8. Adjournment

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.



Borough of West Chester
401 East Gay St West Chester PA 19382
www.west-chester.com

Borough Council

Patrick McCoy, President
Nicole Scimone, Vice President
Bryan Travis
Brian McGinnis
Sheila Vaccaro
Bernie Flynn
Lisa Dorsey

Mayor

Lillian DeBaptiste

Borough Manager

Sean Metrick

**DEPARTMENT OF BUILDING, HOUSING AND CODE ENFORCEMENT NOV. 2025
EXECUTIVE SUMMARY**

- As of November 30th, we have reduced the outstanding fees for Annual Rental Licenses from \$26,000 to \$19,254. We will continue to follow up on Notice of Violations and Citation to get the last remaining rental license renewal completed.
- As of the November 30th, 97% of all Annual Rental Licenses are completed.
- The Department is continuing to focus on renovations, repairs or alterations being made without appropriate permits.
 - 11/25 S. New Street, no permit for electrical, mechanical, building or plumbing. General alteration of single-family dwelling.
- The Department has begun receiving resumes to fill the position of third Code Enforcement Officer for the Borough. We are reviewing the resumes and working on setting up interviews with qualified applicants.

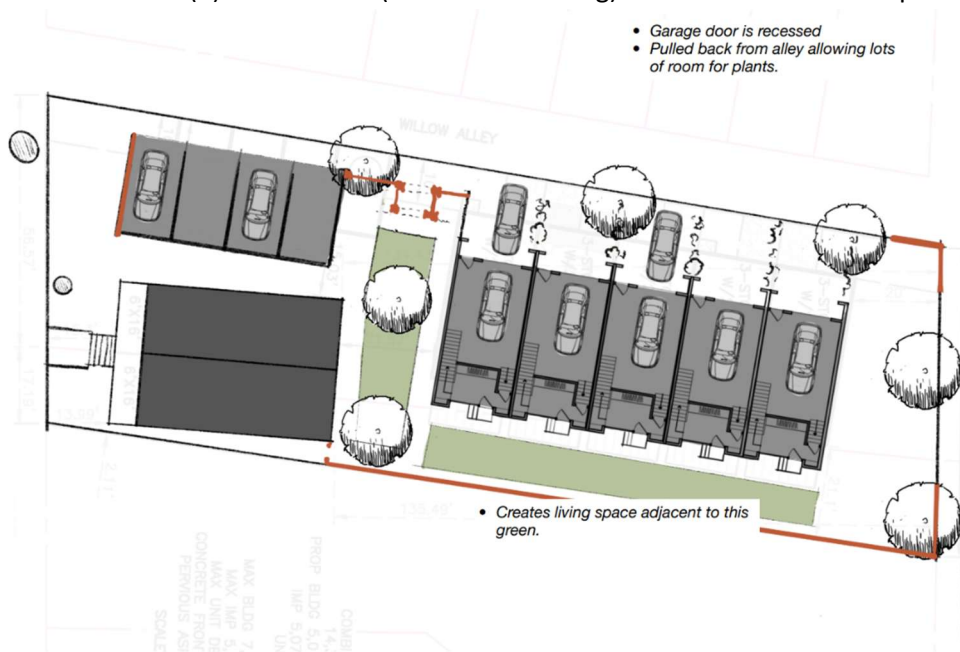
Zoning

- Zoning Hearing Board Appeals for November
 - 436 N. Church Street - #1032 – Variance request as part of a proposed minor subdivision. This appeal was continued until the December ZHB Meeting.
 - 304 W Lafayette Street - #1034 – Looking for relief from requirement, except in TC (Town Center) and the NC-2 (Neighborhood Conservation – 2) districts, all parking spaces and access drives shall be at least five (5) feet from any lot line. The Zoning Hearing Board approved a variance to allow relief from this requirement.
- Zoning Hearing Board Appeals for December
 - 516 N Church Street - #1037 – Applicant is looking for relief from 112-306.B (Maximum Building Coverage, lots 12,000 sq. ft. to 20,000 sq. ft.) of the West Chester Zoning

Ordinance that requires lots between 12,000 sq. ft. to 20,000 sq. ft. to have a maximum Building Coverage of 20%. The Applicant seeks variance to allow maximum building coverage of 24.13%. (4.13% over) to build a detached garage and accessory dwelling unit.

Planning

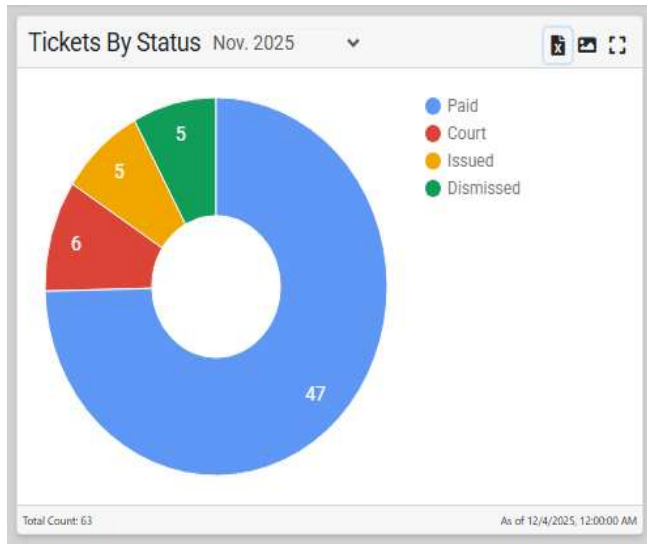
- Work Session/Voting session
 - Reviewed a sketch plan for development on 615-507 S. Walnut Street. Consolidation of two lots, one improved with a set of semi-detached twin houses. The developer is looking to add five (5) townhouses (attainable housing) with stacked off street parking.



- Reviewed and recommended for approval of the final elevation plans for 210-214 S. Washington Street (Axel Square)
- Reviewed and discussed Parks and Rec. PROS plan. Further review was deemed necessary.

Code Enforcement

- The Department has processed and completed approximately 97% of all annual rental licenses. This means that all documentation has been received, inspection or re-inspections have been scheduled, and payment has been received. We currently have 145 outstanding licensing with 70 citations being generated so far.
- Even though rental inspections and re-inspections have been heavy, the Code Enforcement Officers have added time in the mornings and between appointments to perform more patrolling the town for Trash and Code violations.
- Review of resumes have begun in the search for our third Code Enforcement Officer.



Tickets Issued

This is a breakdown of the total number of tickets given in November.

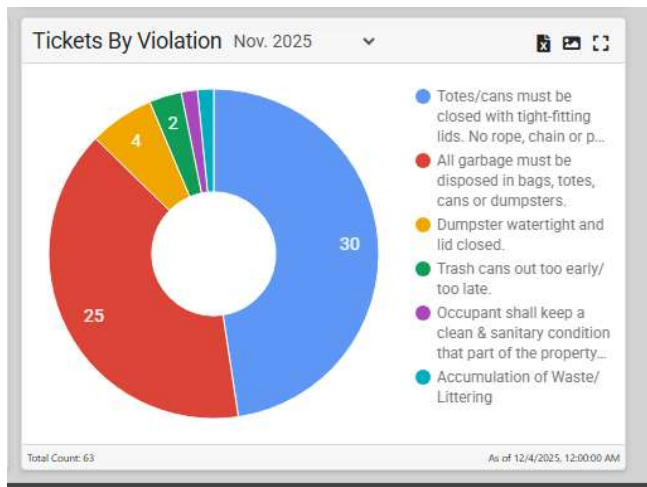
Total Number of Tickets for November: 63

Total Number of Tickets for October: 73

Dismissed Tickets for November: 5

Dismissed Tickets for October: 12

Tickets that are dismissed are a result of citizens who dispute the ticket. Education in the ordinances and a focus on details has helped to reduce disputed tickets.



61 of the 63 tickets written are for trash/dumpster

Portal Requests			
	Sept 25	Oct 25	Nov 25
Enforcement requests	200	176	184
Cases Opened	165	142	158
Cases Closed	135	246	102

In August the Department opened 488 cases (notice of violations) for overdue renewals of rental licenses. Most of the closed cases in September, October, and November were getting these rental licenses renewed. While the Department closed fewer cases than last month, it is still closing cases at twice the rate it closed cases for the first 6 months of the year.

Permitting

Permits Issued				
	Aug 25	Sept 25	Oct 25	Nov 25
CERTIFICATE OF OCCUPANCY	1	1	1	
COMMERCIAL ADDITION-ALTERATION-REPAIR	11	12	15	8
RESIDENTIAL ADDITION-ALTERATION-REPAIR	25	34	33	32
RESIDENTIAL DEMOLITION	4	0	1	0
CAFE PERMIT CONTRACT	0	1	0	0
HOME OCCUPATION	0	0	0	0
SIGN PERMIT	2	3	7	0
RESIDENTIAL NEW BUILDING	0	1	0	1
CERTIFICATE OF APPROPRIATENESS - REPAIR	0	0	0	1
CERTIFICATE OF APPROPRIATENESS - SIGNS	0	0	0	1
VARIANCE/SPECIAL EXCEPTION, ZONING APPEAL	2	1	2	1
ZONING SITE PLAN REVIEW	4	35	6	7

CITATION TRACKING

November Citations by Infraction Type	
Row Labels	Count of Infraction type
Operating without a valid license	49
Property Maintenance	6
Public Nuisance, Noise	7
Grand Total	62

- As part of the follow up on the overdue Annual Rental Licenses, the department has been issuing citation on landlords that are missing parts or all their renewal application.

Total Points by Location	
Address	Sum of poi
27-29 W Gay St	6
118 Linden ST	3
13 W. Barnard St	3
135 E. Barnard St	3
223 S. Walnut St	3
425 S. Walnut St	3
443 S. High St	3
510 E. Nields-Apt C1	3
131 Magnolia Street	3
512 S. Walnut St	3
136 E Barnard St	2
131 Lacey St	1
305 S New	1
33 S Darlington St	1
515 S High St	1
633 S Walnut	1
704 S Adams St	1

This is the updated list of properties that have gotten points for either Disorderly Conduct Reports or Code violations.

There are two properties that have three Disorderly Conduct Citations currently being processed through the district Court. The hearings have either not been set or heard as of November 30th.

- 709 S. Walnut Street, 3 DCR's
- 626 S. High Street, 3 DCR's

DRAFT MEETING MINUTES

SMART GROWTH COMMITTEE OF BOROUGH COUNCIL

Date: Wednesday, November 12, 2025 @ 6:30 PM

Committee Members: Nicole Scimone, Chair
Lisa Dorsey
Bernie Flynn

Staff: Aaron Flook, Director of Building, Housing & Code Enforcement
Sean Metrick, Borough Manager

I. Call to order-7:09PM

II. Announcements

- A. Ms. Scimone announces that the Borough is holding a food drive, more information is on the website.
- B. Public meeting being held on November 19, 2025 at 6:30pm in Borough Hall amending Zoning Code 112-602.P regarding parking areas for three or more cars.
- C. Public meeting being held on November 19, 2025 at 6:30pm in Borough Hall amending Zoning Code 112-202 to add definitions of “alley” and “unified residential development”; section 112-304, titled permitted uses, to add unified residential development as permitted principal use by right in the TC district; to amend footnote 1 in section 112-304.A; and add a new section 112-916 to add standards for unified residential development.
- D. Public meeting being held on November 19, 2025 at 6:30pm in Borough Hall amending Zoning Code amending section 112-309.B to revise the dimensional requirements in the TC district.

III. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda. *(Please be advised that all public comments have a 5-minute time limit.)-None*

IV. Reports

- A. Director’s report – Director Flook reviews monthly statistical report for the department. Additional training has been conducted for the Code Enforcement Officers to detect what work requires permits, so they may alert the Building Official to investigate then stop work when no permit has been issued. There were three properties that required stop work orders for no permits this month. When this situation arises, the contractor is required to acquire a permit at double the normal permit fee. There has been an increase in the number of property violations with citations being issued through guilty plea in the court. This has impacted the habitually offending landlords with one being issued a significant fine through the court, making their uninhabitable rental unit habitable again. Six properties have a minimum of three points and three properties with one point. One point is usually trash tickets. Tracking property points is an ongoing process.

V. Old Business

- A. Motion to approve Smart Growth Committee minutes – October 8, 2025- 3:0 motion to recommend approval

- B. Discuss amending Chapter 112-314 Planned University Campus District (attachment)

Issue: Ordinance amendment as it relates to the College Arms student housing redevelopment

Ms. Scimone addresses the representative for this project. Thanking them for holding public meeting and stressing the importance of the public feedback that they and she have received.

Mr. Brian Nagle introduces himself as the representative for West Chester University with this project. He goes on to acknowledge the public feedback from the proposed project and states that this feedback will go into revising the current plan and release additional feedback.

He requests this topic be moved to the January 2026 Smart Growth meeting for an updated presentation including all the feedback received. There was debate about if this parcel is located on campus, the University maintains it is part of the campus, but they agree this process is helpful addressing the needs of the University, while taking Borough residents concerns into consideration. Ms. Scimone confirms most of the feedback she heard was how this property can be developed while still maintaining the NC-2 Zoning District requirements. Mr. Nagle offered all the analysis gathered at the meeting which has not been included yet with a revised plan. Ms. Scimone reminded Mr. Nagle there are only re-organizational meetings in January 2026. The earliest this topic would appear before Smart Growth again would be February 2026. Mr. Nagle requests to be on the February 2026 Smart Growth agenda. Ann Carroll, Chair, Civic Council Southeast, thanked the University and Borough Council for their consideration with this proposal. She continues, stating they have not considered this parcel to be part of campus and maintains it has always been part of the neighborhood. The cherished current architecture is part of the neighborhood, this property is not owned by University, and just because older structures are harder to maintain should not be a reason to build uncharacteristically new structures. This is neighborhood of families and elders; she thanks Smart Growth for their time. Sean Berry, Linden Street, reaffirming Ms. Carroll's sentiments that this neighborhood is welcoming back young families, with parks nearby. He asks if the public meeting held for feedback recording would be made public? There was good feedback and would like the recording made public. Mr. Nagle states that the recording was made for his note keeping purposes only as stated at that meeting. The meeting recording will not be made public and assured all feedback from the meeting will be taken into consideration moving forward. Ann Carroll stated she feels that answer is disingenuous. She herself asked Mr. Nagle at the meeting if the meeting was being recorded. She stated his response was "he didn't think so. But I will check for you." Mr. Nagle did check and discovered the meeting was being recorded. Ms. Carroll stated that is very important that people know they are being recorded. Mr. Nagle clarified that conversation was in regard to video recording, not audio recording, and announced it to the audience at that time. Ms. Scimone closes this item, thanked all that commented and confirms this will appear again in February 2026.

VI. New Business

A. Discuss amendment to Chapter 112-702 - Sign Regulations (attachment)

Issue: Discuss amending to allow HARB to substitute appropriate materials

Mr. Flook described the amendment to allow for stone base, ground mounted signs in the Historic District. This change has come about because a sign approved by the Historic Architectural Review Board (HARB) with a stone base cannot be installed as designed and approved. Only metal base signs are allowable use. This is not historically accurate. This amendment states that substitute materials can be allowed when suggested by HARB. This would allow for more historically accurate signage. Ms. Scimone clarified this amendment would allow for a more historic looking sign, not necessarily force those to use a more expensive material. Mr. Flook agreed.

Consider directing the Solicitor to attend Zoning Hearing Board (attachment)

1. 1032- 436 N. Church St: Decrease allowable side yard and rear yard setback

Mr. Flook stated that this application is being granted an extension for revisions. Mr. Nagle, applicant attorney, requests this appear on the December Smart Growth agenda. Ms. Scimone confirmed after polling the Committee.

2. 1034 – 304 W. Lafayette St-Seeking relief from 112-602.L. parking requirement.

Mr. Flook described the application by stating the applicant has purchased an electric truck and needs a parking pad in the rear of the property for charging purposes. Ms. Scimone asked what feet the parking pad off the property line. Mr. Flook confirms the parking spot is zero feet from the property line. Ms. Scimone noted that would be hard for the neighbors, and if the applicant spoke to the next door neighbor. Joe Franklin, W. Lafayette St (applicant) clarified this parking configuration is the same as the next door neighbor and would make one contiguous parallel parking pad along the alley. He continues that there are three other neighbors with the same parallel parking configuration along Ebbs Alley. Ms. Dorsey asks for clarification of this application. Mr. Flook offers that there is a five foot setback from the ally. A picture is shown to Committee clarifying what is being proposed and what exists. Ms. Dorsey notes this parking configuration is very common in alleys throughout the Borough. Mr. Flook adds from a Zoning Officer perspective, there are no issues with this application and doesn't see a need to send the solicitor to attend the hearing. Lisa Kerns, E. Biddle St., comments that as long as the parking spot is enough off the alley as to not encroach the alley, there would be no issue or opposition. 3:0 recommendation to not sending the solicitor to the hearing to oppose this application

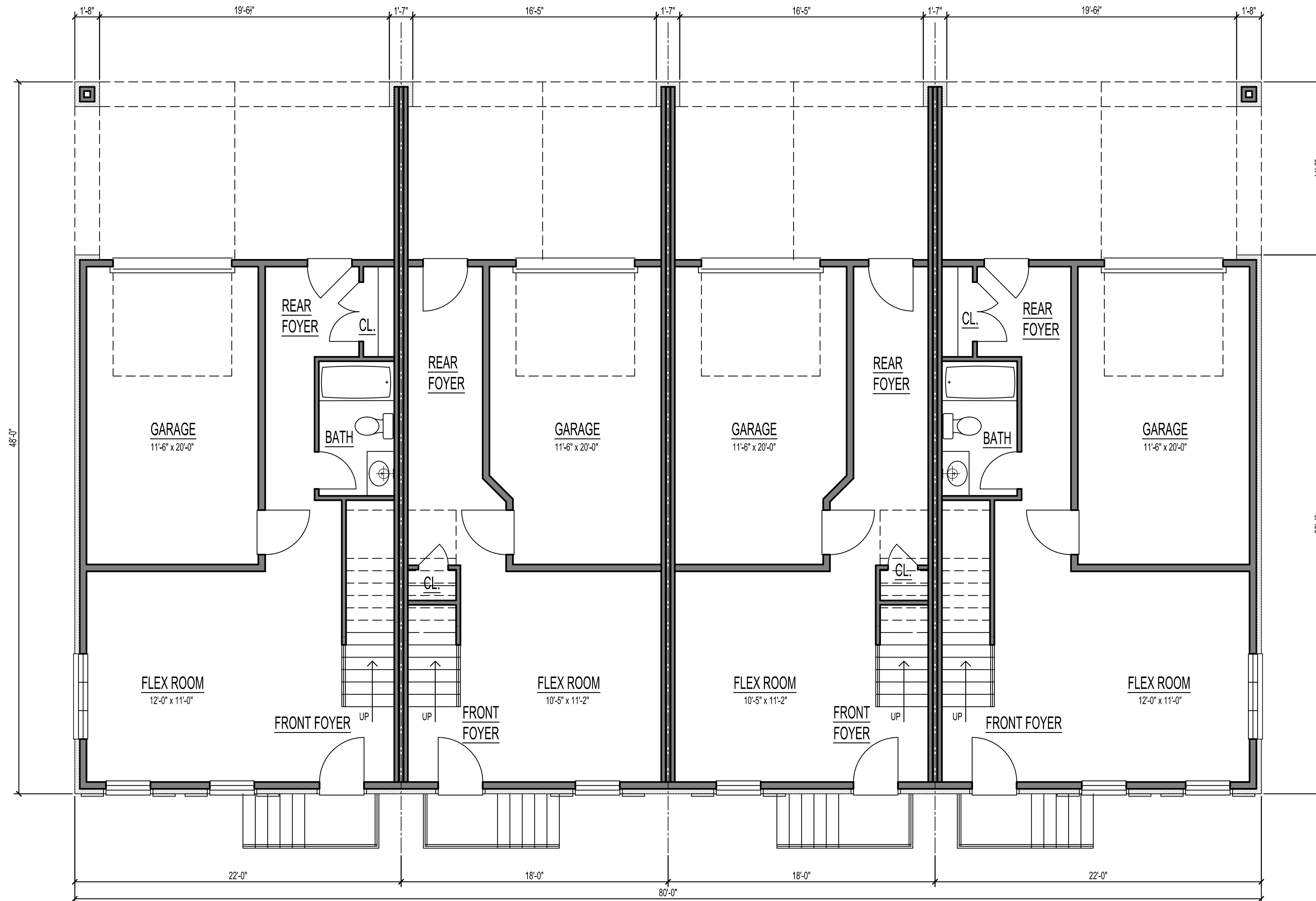
B. Motion to approve HARB applications (attachment)-3:0 motion to recommend approval
Issue: Consider a Motion to approve the September HARB Certificate of Appropriateness

1. 2025-32: 34 S. High St-Sign and café seating barrier-Sign only approval.
2. 2025-33: 123 N. Church St-Exterior renovation-

VII. Other business-None

VIII. Adjournment-7:41pm

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.



GROUND FLOOR PLAN - WASHINGTON STREET

18' WIDE INTERIOR UNIT PLAN

GROUND FLOOR	403
FIRST FLOOR	753
SECOND FLOOR	852
TOTAL LIVING SPACE:	2,008
GARAGE:	239
ROOF DECK:	396
PILOT HOUSE:	130

22' WIDE EXTERIOR UNIT PLAN

GROUND FLOOR	525
FIRST FLOOR	904
SECOND FLOOR	1,026
TOTAL LIVING SPACE:	2,455
GARAGE:	247
ROOF DECK:	482
PILOT HOUSE:	130

WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA

date: 11/4/25
 drawn by: js
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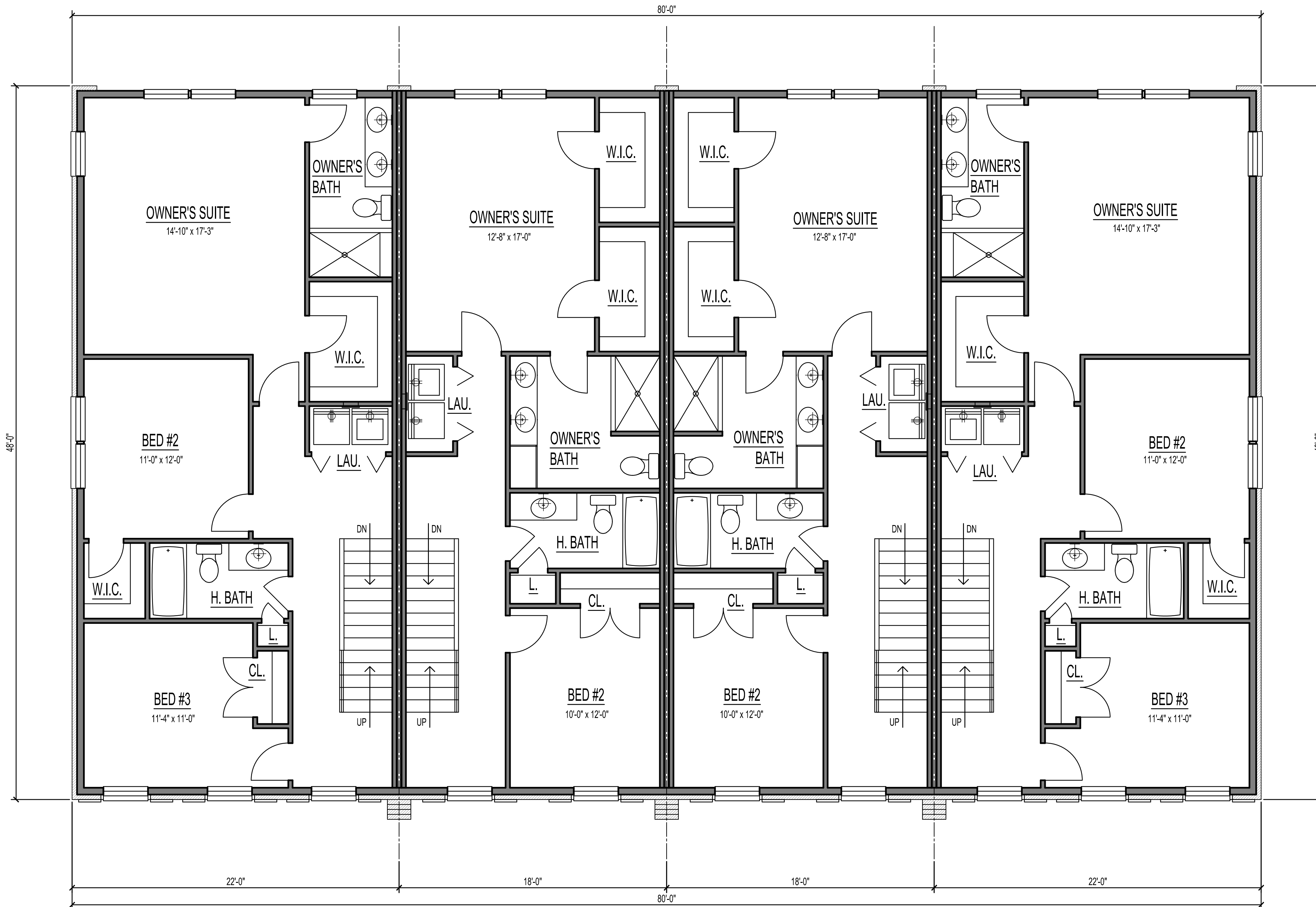
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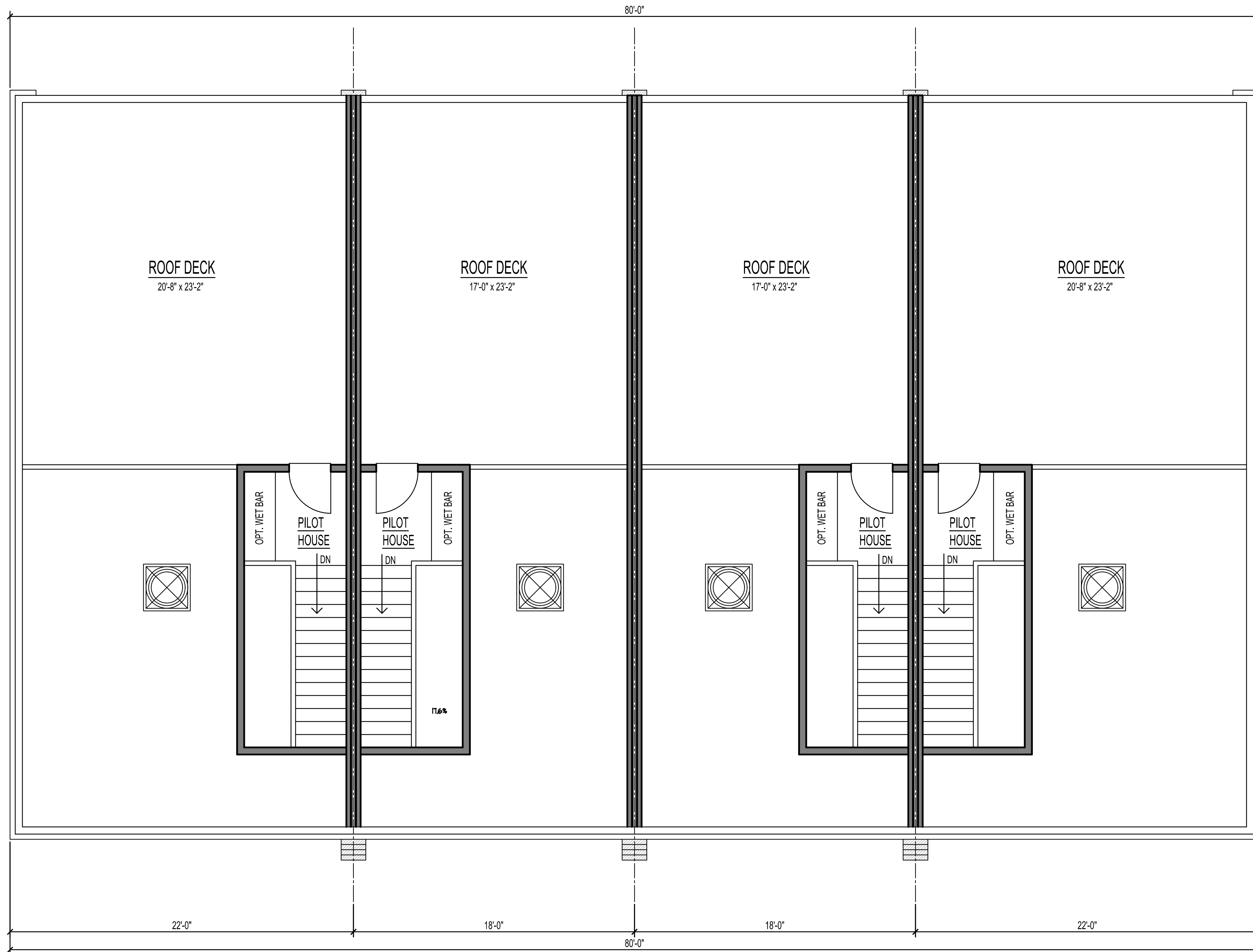
FIRST FLOOR PLAN - WASHINGTON STREET

WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA



SECOND FLOOR PLAN - WASHINGTON STREET

**WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA**



ROOF DECK PLAN - WASHINGTON STREET

**WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA**



FRONT ELEVATION - WASHINGTON STREET

**WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA**



REAR ELEVATION - WASHINGTON STREET

**WEST CHESTER TOWNHOMES
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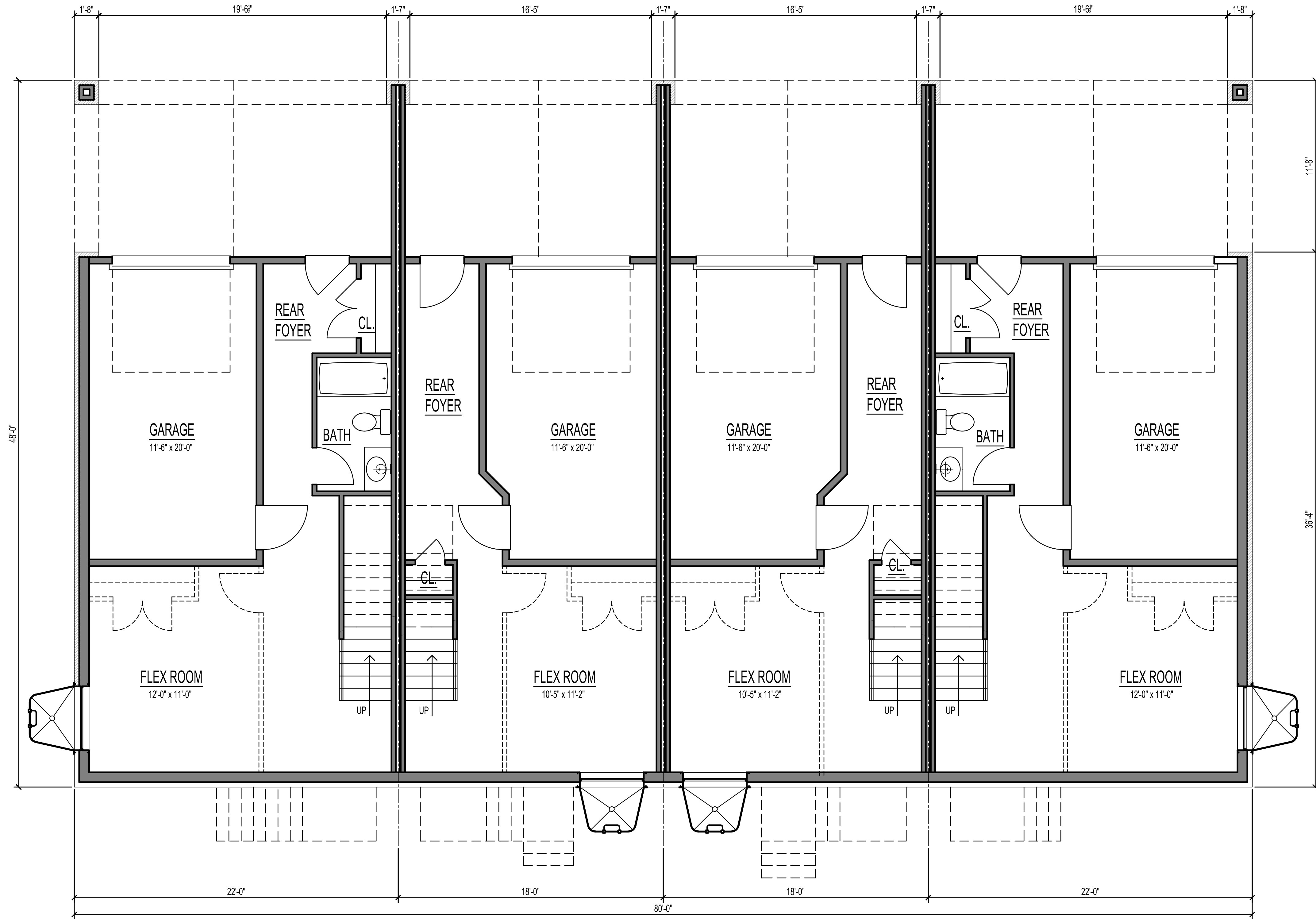


LEFT SIDE ELEVATION - WASHINGTON STREET



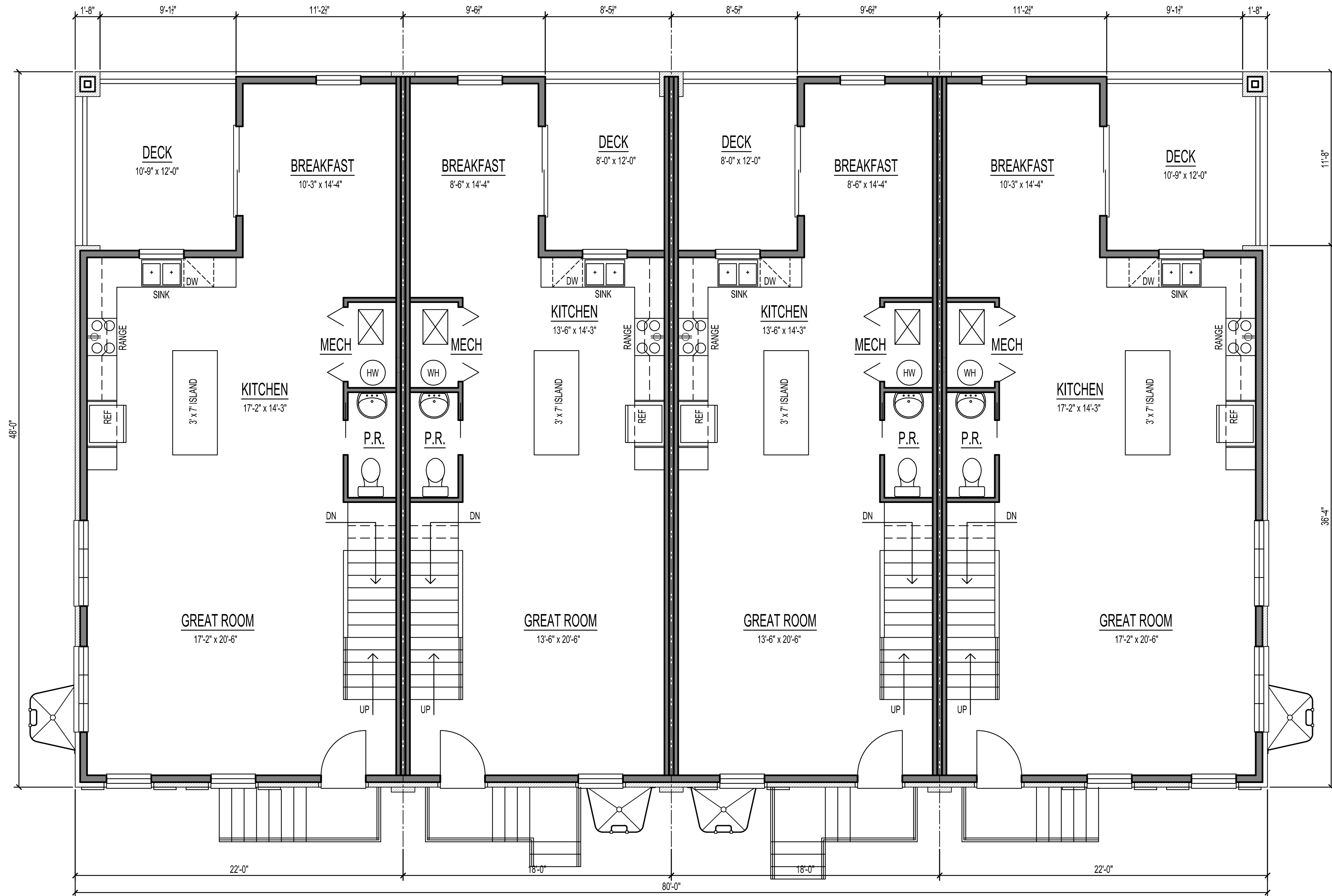
RIGHT SIDE ELEVATION - WASHINGTON STREET

**WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA**



GROUND FLOOR PLAN - PATTON ALLEY

**WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA**



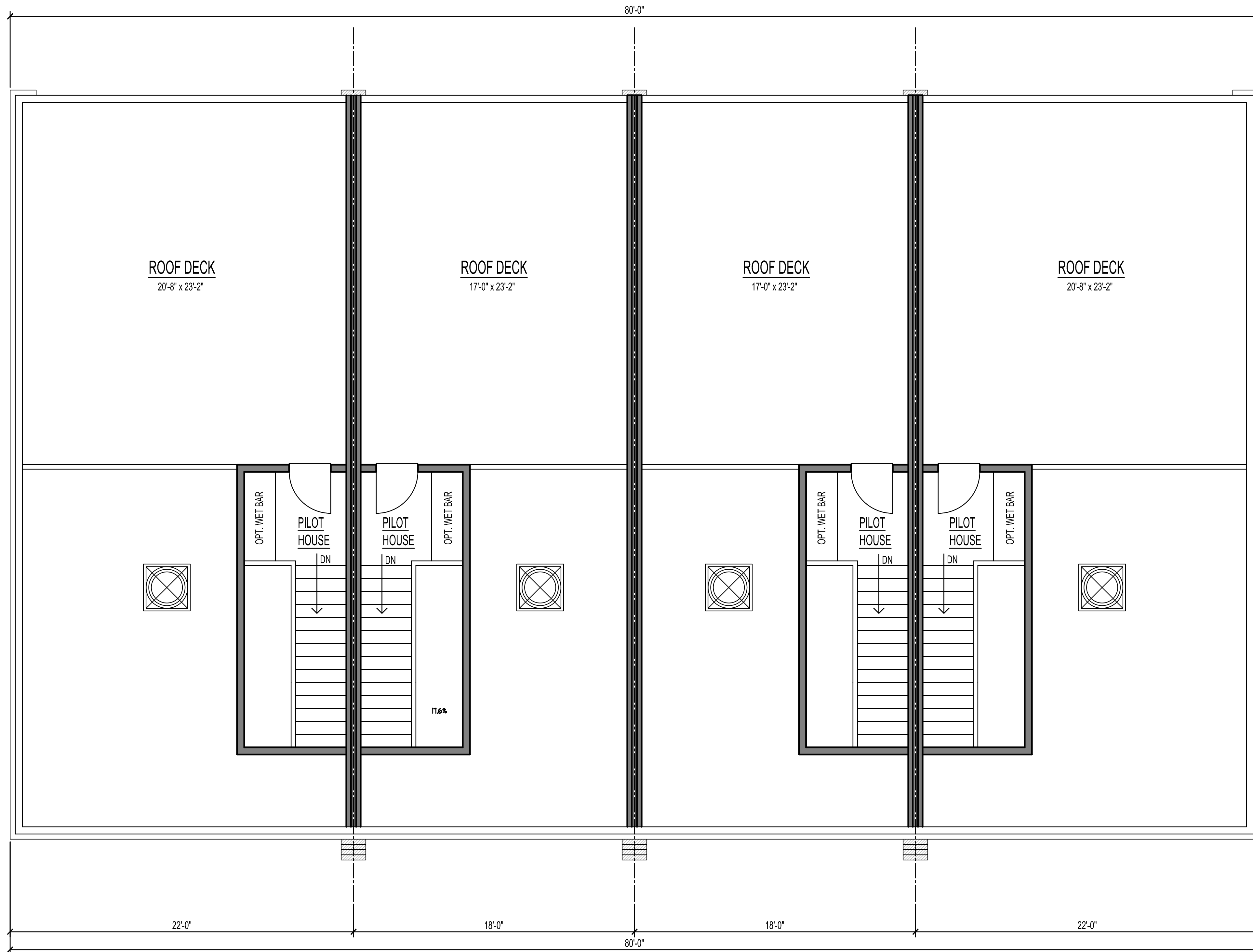
FIRST FLOOR PLAN - PATTON ALLEY

**WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA**



SECOND FLOOR PLAN - PATTON ALLEY

**WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA**



ROOF DECK PLAN - PATTON ALLEY

**WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA**



FRONT ELEVATION - PATTON ALLEY

**WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA**



REAR ELEVATION - PATTON ALLEY

**WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA**



LEFT SIDE ELEVATION - PATTON ALLEY



RIGHT SIDE ELEVATION - PATTON ALLEY

**WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA**



BOROUGH OF WEST CHESTER PLANNING COMMISSION

November 26, 2025

Borough Council
Borough of West Chester
401 E Gay St, West Chester, PA 19380

RE: 210-214 W. Washington Street, Exterior Building Elevations

Members of Council,

The Planning Commission reviewed, discussed, and voted on the exterior building elevations at its voting session on November 25, 2025. Unfortunately, the applicant did not provide a schedule of proposed exterior materials or colors, nor were they present during the review. Rendered color elevations and a corresponding material legend would have been very helpful, and we encourage the applicant to provide these items to Borough Council to ensure a clearer understanding of the proposed building exteriors. Overall, the Commission felt that the design is generally consistent with the Borough of West Chester's historic architectural character and scale; however, our review required several assumptions regarding the proposed materials.

J. Cherry moved to recommend approval of the elevations provided based on the assumptions listed below.

A. Burke seconded the motion.

- ***Condition #1 from the PC's recommendation for approval to BC in May 2025 has been addressed.***
- ***Front facades are all brick.***
- ***Side and rear facades are a mix of the same brick and cement board. (not vinyl or aluminum siding).***
- ***Cornice (not shown as brick) shall be azek, (or similar) or wood (not stone).***
- ***Shutters fit the size of the window (i.e., 50% of the opening).***
- ***Front railings are not PVC or composite.***
- ***Front stoops are brick and treads are brick or stone.***

There were no comments from citizens.

The motion passed with a vote of 5-0.

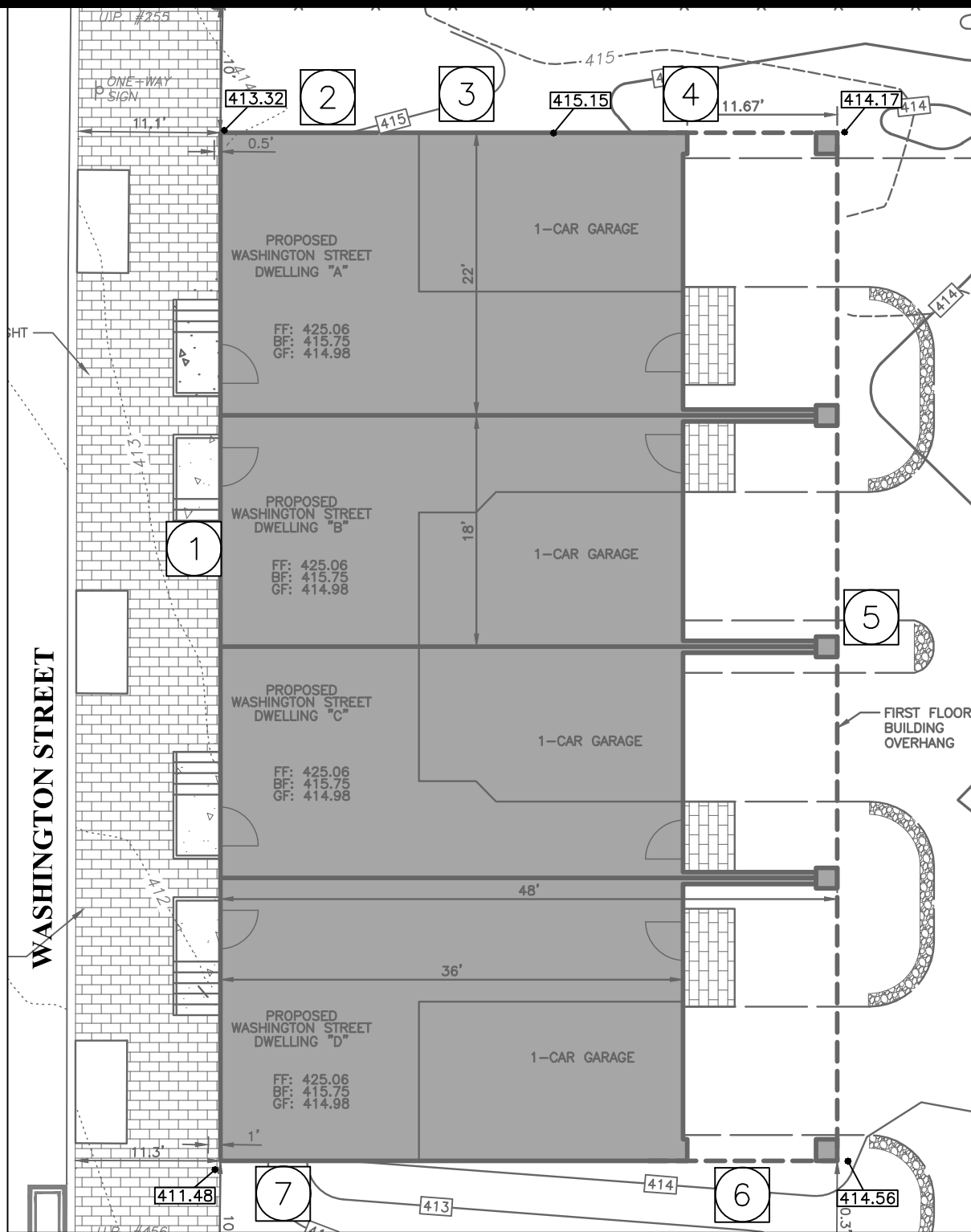
The vote was as follows:

Q. Birl-Yes, A. Burke-Yes, J. Cherry-Yes, M. Clapp-Yes, T. Dougherty-Yes, S. Mitten-Absent,

Please refer to PC meeting minutes for a more complete record of the PC's thoughts and concerns. Please feel free to contact me if you have any questions.

Respectfully Submitted,

Jim Cherry
Chair, Borough of West Chester Planning Commission



WASHINGTON STREET PLAN VIEW
(NOT TO SCALE)



**WASHINGTON STREET
ARCHITECTURAL CROSS SECTION**
(NOT TO SCALE)

Wall #	Length	Grade 1	Grade 2	Weighted
1	80	411.48	413.32	32,992.0
2	10	413.32	415.00	4,141.6
3	19	415.00	415.15	7,886.4
4	19	415.15	414.17	7,878.5
5	80	414.17	414.56	33,149.2
6	38	414.56	414.00	15,742.6
7	10	414.00	411.48	4,127.4
TOTAL:	256.0		TOTAL:	105,917.8
AVERAGE GRADE LEVEL:				413.7

PROPOSED BUILDING HEIGHT = 34.5- FEET

TOTAL PILOT ROOF AREA (139 S.F. x 4 UNITS): 556 S.F.
TOTAL ROOF AREA: 3,840 S.F.
556 S.F. / 3,840 S.F. = 14.5% OF TOTAL BUILDING AREA

Drawn by:
SJZ

Checked by:
SJZ

UPI: 1-8-147, 147.1, 148

No.	Date:	Description:
1	6/2/2025	REVISED WALL 2/3 CORNER ELEVATION.
2	9/29/2025	REVISED ARCHITECTURAL PLAN
3	11/20/2025	REVISED ARCHITECTURAL PLAN


INLAND DESIGN
Engineering, Surveying & Land Planning
16 Hagerty Blvd. Phone: (484) 947-2928
West Chester, PA 19382 Fax: (484) 947-2946
www.InLandDesign.net Info@InLandDesign.net

**WASHINGTON STREET
BUILDING HEIGHT CALC.**

AXLE SQUARE LLC

Date:
9/29/2025

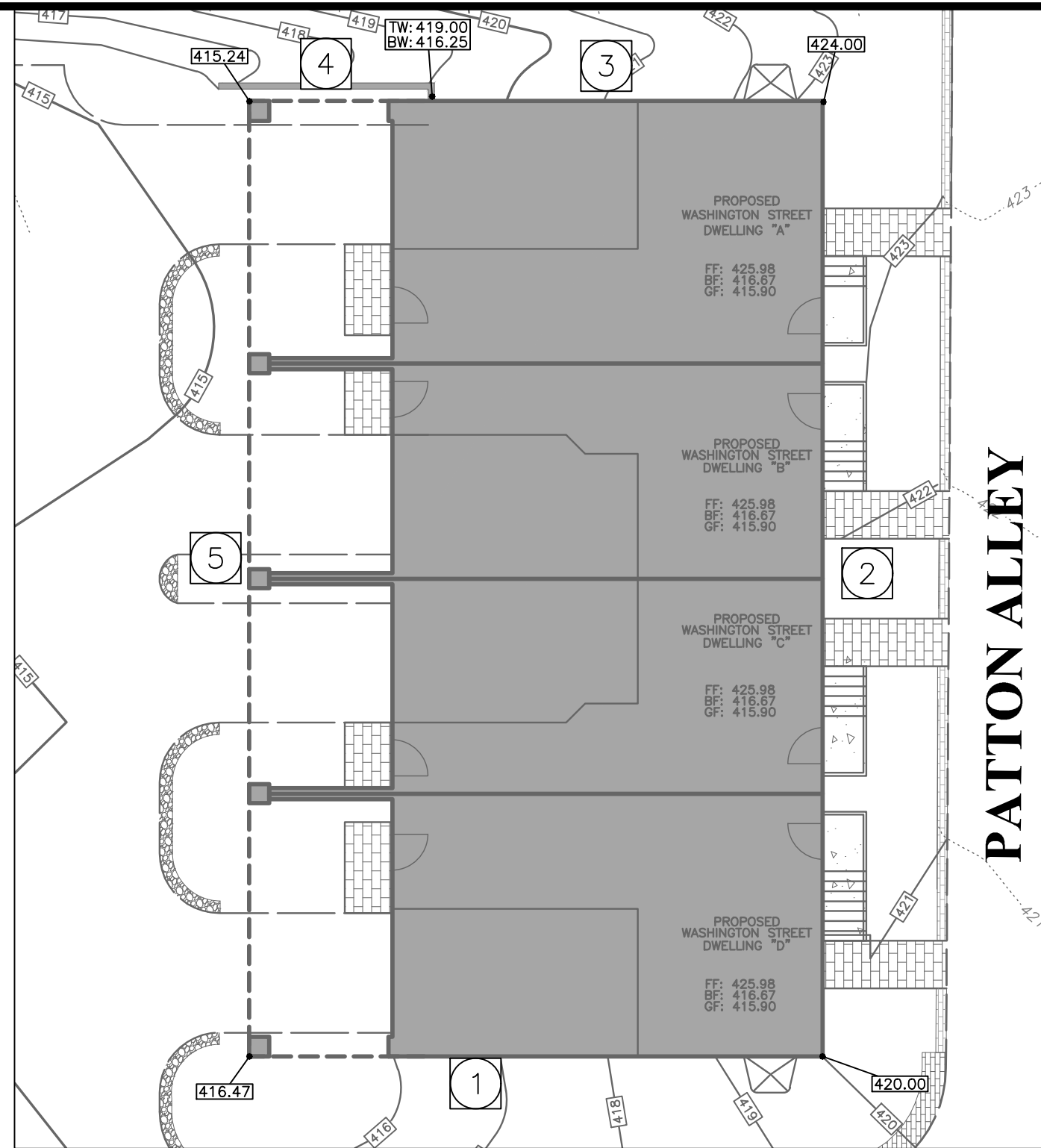
Scale:
NTS

Project No.
12308

S H E E T

1

OF 2



PATTON ALLEY PLAN VIEW
(NOT TO SCALE)



PATTON ALLEY
ARCHITECTURAL CROSS SECTION
(NOT TO SCALE)

Wall #	Length	Grade 1	Grade 2	Weighted
1	48	415.62	420.00	20,054.9
2	80	420.00	424.00	33,760.0
3	33	424.00	419.00	13,909.5
4	15	416.25	415.24	6,236.2
5	80	415.24	415.62	33,234.4
TOTAL:	256.0		TOTAL:	107,195.0
AVERAGE GRADE LEVEL:				418.7

PROPOSED BUILDING HEIGHT = 30.4- FEET

TOTAL PILOT ROOF AREA (139 S.F. x 4 UNITS): 556 S.F.
TOTAL ROOF AREA: 3,840 S.F.
556 S.F. / 3,840 S.F. = 14.5% OF TOTAL BUILDING AREA

Drawn by:
SJZ

Checked by:
SJZ

UPI: 1-8-147, 147.1, 148

No.	Date:	Description:
1	9/29/2025	REVISED ARCHITECTURAL PLAN
2	11/20/2025	REVISED ARCHITECTURAL PLAN

INLAND DESIGN
Engineering, Surveying & Land Planning
16 Hagerty Blvd. Phone: (484) 947-2928
West Chester, PA 19382 Fax: (484) 947-2946
www.InLandDesign.net Info@InLandDesign.net

PATTON ALLEY
BUILDING HEIGHT CALC.
AXLE SQUARE LLC

Date:
9/29/2025

Scale:
NTS

Project No.
12308

S H E E T
2
OF 2



Borough of West Chester

401 East Gay Street ■ West Chester, Pennsylvania ■ 19380

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

www.west-chester.com

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

- 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).

- () 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.



Borough of West Chester

401 East Gay Street ▪ West Chester, Pennsylvania ▪ 19380

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

www.west-chester.com

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.

Arnold + Michele Klingenberg
Name of Applicant(s)

Arnold + Michele Klingenberg
Name of Applicant(s)

Signature *West Chester*

11-20-25
Date

516 N Church St, PA 19380
Address of Applicant

Attorney (If Represented)

Phone Number

Address

Email Address (if any)

Phone or Email

Borough Use Only

Zoning Hearing Board Fee: *\$500.00* Check No.: *086418* Date Received: *11/20/2025*

Received By: *W. Mecke*
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: _____



HAZLEY BUILDERS - ARCHITECTS

1101 Telegraph Road, West Chester, PA 19380

P: 610-696-6264 F: 610-696-5667 E: info@hazleybuilders.com

www.hazleybuilders.com PA #002136

November 19, 2025

Mr. Aaron Flook
Building & Housing Director
Borough of West Chester
401 E. Gay Street
West Chester, PA 19380

Dear Mr. Flook,

This letter accompanies the zoning hearing board application for 516 N. Church St and serves as the narrative describing the requested relief. The applicants, Arnold and Michele Klingenberg, are seeking a variance from the 20% maximum building coverage requirement of Section 112-306.B of the Borough Zoning Ordinance in order to construct a detached garage/accessory dwelling unit (ADU) at the rear of their property.

Project Description

The homeowners propose a detached garage/ADU that will be architecturally consistent with the historic character of their existing home and the surrounding NC-1 neighborhood. The rear alley (Scott Alley) contains approximately six detached accessory structures of varying ages and styles — from contemporary garages to late-19th-century carriage houses. The proposed building would reinforce that established development pattern and maintain the visual character of the block.

Ordinance Context and Hardship

The NC-1 District applies a sliding-scale coverage system based on lot size. As written:

- Lots 12,000–20,000 sq ft → 20% maximum building coverage
- Lots <12,000 sq ft → 30% maximum building coverage

The subject parcel is 12,250 sq ft, only 250 sq ft above the threshold that triggers the more restrictive 20% limit. This creates a unique circumstance:

- At 20%, the allowable building coverage is 2,450 sq ft.
- A nearly identical lot measuring 11,950 sq ft would fall into the next bracket and receive 30% coverage, or 3,585 sq ft — more than 1,000 sq ft additional allowable coverage.

This results in a disproportional restriction for a lot that differs by only a few hundred square feet and causes a practical hardship: the inability to construct a detached garage/ADU consistent with typical accessory structures on surrounding lots within the same block.



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Mitigation & Compliance with Other Standards

The applicants propose meaningful reductions to impervious surfaces in order to fully comply with the 35% maximum impervious coverage requirement for lots between 12,000 and 20,000 sq ft.

To offset the footprint of the new garage/ADU, the project will remove the following existing surfaces and structures:

- Driveway
- Walkway
- Hot tub
- Existing shed

These removals ensure that impervious coverage remains within the permitted limit, even with the addition of the new accessory structure.

Conclusion

For the reasons stated above — including the unique lot size condition created by the sliding-scale coverage system, the established pattern of detached structures along Scott Alley, and the applicants' proactive steps to remain compliant with impervious coverage standards — we respectfully request approval of the variance for increased building coverage.

Please let me know if you need any more information.

Regards,

Brian Thomas, AIA
Hazley Builders
Homeowner Representative



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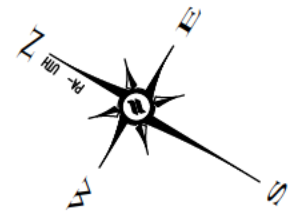
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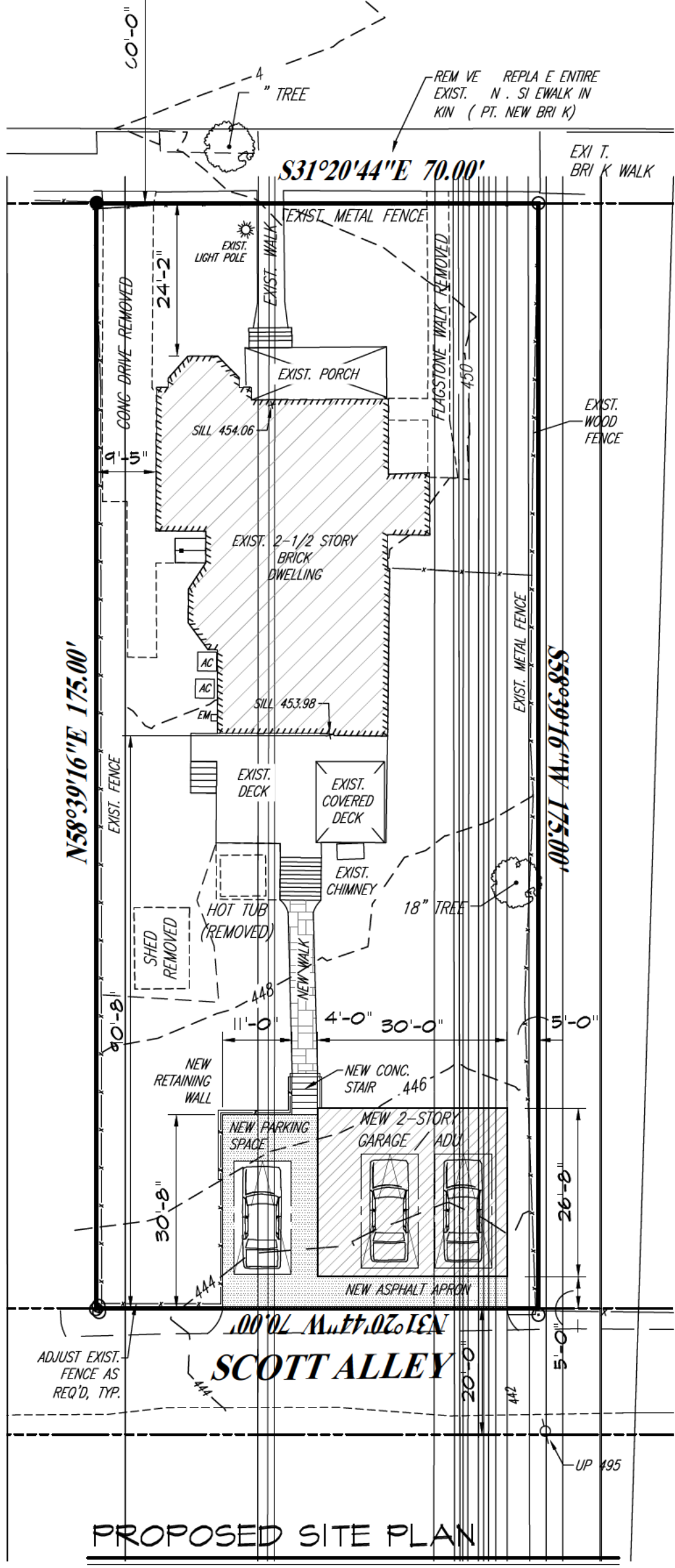
Please let me know if you need any more information.

Regards,

Brian Thomas, AIA
Hazley Builders
Homeowner Representative



N. CHURCH STREET



GENERAL NOTES:
 1. OWNER REPRESENTATIVE: KLINGENBERG, MICHELLE H. 1 N. H. R. H. T. B. R. H. F. W. E. T. H. E. T. E. R., PA 1

THIS IS AN INTERIM SURVEY. PROPERTY LINE AND PROPERTY FEATURES HAVE BEEN ASSUMED FROM "PLAN FOR REVISION" T.P. RAPHI SURVEY BY H. WELL SURVEYOR, DATE 10/13/25

ZONING:
 NC-1 - NEIGHBORHOOD CONSERVATION DISTRICT

	REQUIRED	EXISTING
MINIMUM LOT AREA	MEDIAN OF BLOCK	12,250 S.F.
MINIMUM LOT WIDTH	60 FT	70 FT
MINIMUM FRONT YARD	MATCH EXIST. ADJ.	±24.17'
MINIMUM REAR YARD	35 FT	±90.6'
MINIMUM SIDE YARD	15 FT	±9.41**
ACCESSORY STRUCTURES		
REAR & SIDE YARDS	5 FT	±6.0'
MAXIMUM IMPERVIOUS COVERAGE	35%	±29.51%
MAXIMUM BUILDING COVERAGE	20%	±18.5%
MAXIMUM BUILDING HEIGHT	35 FT	±35 FT

** = EXISTING NON-COMFORMITY

IMPERVIOUS AREA CALCULATIONS:

EXISTING IMPERVIOUS AREA	
EXISTING HOUSE*	±1,834 SF
EXISTING PORCH*	±183 SF
EXISTING PORCH STAIRS	±21 SF
EXISTING DECK / STAIRS	±423 SF
EXISTING COVERED DECK*	±139 SF
EXISTING CONCRETE DRIVE (TO BE REMOVED)	±519 SF
EXISTING FLAGSTONE WALK (TO BE REMOVED)	±177 SF
EXISTING SHED* (TO BE REMOVED)	±112 SF
EXISTING HOT TUB / PAVERS (TO BE REMOVED)	±90 SF
EXISTING FRONT WALK	±87 SF
EXISTING BILDO DOORS	±19 SF
EXISTING CHIMNEY	±11 SF
TOTAL EXISTING IMPERVIOUS AREA	±3,615 SF
TOTAL EXISTING IMPERVIOUS COVERAGE	±29.51%

TOTAL EXISTING BUILDING AREA	±2,268 SF
TOTAL EXISTING BUILDING COVERAGE	±18.5%

* = BUILDING COVERAGE

PROPOSED IMPERVIOUS AREA	
EXISTING HOUSE*	±1,834 SF
EXISTING PORCH*	±183 SF
EXISTING PORCH STAIRS	±21 SF
EXISTING DECK / STAIRS	±423 SF
EXISTING COVERED DECK*	±139 SF
PROPOSED GARAGE*	800 SF
PROPOSED PARKING AREA	610 SF
PROPOSED RETAINING WALL / STAIR	45 SF
PROPOSED REAR WALKWAY	114 SF
EXISTING FRONT WALK	±87 SF
EXISTING BILDO DOORS	±19 SF
EXISTING CHIMNEY	±11 SF
TOTAL PROPOSED IMPERVIOUS AREA	±4,286 SF
TOTAL PROPOSED IMPERVIOUS COVERAGE	±34.98%

TOTAL PROPOSED BUILDING AREA	±2,956 SF
TOTAL PROPOSED BUILDING COVERAGE	±24.13%

* = BUILDING COVERAGE

±688 SF INCREASE IN BUILDING COVERAGE
±671 SF INCREASE IN IMPERVIOUS COVERAGE

1" = 20'-0"

H HAZLEY
 BUILDERS | ARCHITECTS
 1101 Telegraph Road
 West Chester, PA 19380
 P: 610.696.6264
 www.hazleybuilders.com
 PA002136

**NEW DETACHED GARAGE FOR THE:
 KLINGENBERG RESIDENCE**

**516 NORTH CHURCH STREET
 WEST CHESTER BOROUGH, PENNSYLVANIA**

PROJECT NO. 0142	ISSUE DATE 11/17/25
----------------------------	-------------------------------

Current processing time is 1 day (In review 1 day)

Project Name:	<input type="text" value="The Biscuit Lady"/>	Add Note
Project Description:	<input type="text" value="Approval for signage and door color change"/>	
Permit Number:	COA-25-0023	Applicant: Torrence, Tara
Initial Application Number:	REFERENCE-25-1072	Primary Contact: Torrence, Tara
Permit Type:	CERTIFICATE OF APPROPRIATENESS- SIGNS	Primary Contractor:
Status:	<input type="text" value="UNDER REVIEW"/>	Last Activity: 10/23/2025 13:48
Process State:	Technically Complete	Last Inspection Date:
Parent Permit:	<input type="text"/>	Initiated: <input type="text" value="10/23/2025"/>
Assigned To:	User <input type="text" value="WENDY MECKE"/>	Submitted: <input type="text" value="10/23/2025"/> Application is 1 day old
Fast Track:	<input type="checkbox"/>	Completed: <input type="text" value="10/23/2025"/> 4 of 4 submittals received, 4 of 4 submittals accepted.
Applied for Online:	<input checked="" type="checkbox"/>	Approved: <input type="text"/> 0 of 3 (0%) steps approved.
		Ready: <input type="text"/> \$0.00 paid (100%), \$0.00 due.
		Issued: <input type="text"/>
		Finalized: <input type="text"/> No inspections.
		Closed: <input type="text"/> \$0.00 deferred fees due.
		Expires: <input type="text" value="04/21/2026"/> Exp Override: <input type="checkbox"/>

Site Address

Site Address:	<input type="text" value="39 W GAY ST"/>	Verify Address and Coordinates
Site City:	<input type="text" value="WEST CHESTER"/>	Latitude: <input type="text"/>
State:	<input type="text" value="PA"/> Site Zip: <input type="text" value="19380"/>	Longitude: <input type="text"/>
Inspection Area:	<input type="text"/>	

- Contact**
- Phone Numbers
- Email Addresses
- Details
- Secure Details
- Points of Contact
- Portal Accounts

 Replace Photo	Contractor:	No	Active:	<input checked="" type="checkbox"/>
	First Name:	<input type="text" value="Tara"/>	Middle Name:	<input type="text"/>
	Display Name:	<input type="text" value="Torrence, Tara"/>		
	Primary Phone:	<input type="text"/>	Primary Email:	<input type="text" value="biscuitlady01@gmail.com"/>
	Portal Access Code:	<input type="text" value="93XGF-4MFZH"/>		

Mailing Address

[Edit Address](#)

Physical Address

[Edit Address](#) [Copy Mailing Address](#)

Permit #: COA-25-0023	Status: UNDER REVIEW	Contact: Torrence, Tara	Site Address: 39 W GAY ST
Type: CERTIFICATE OF APPROPRIATENESS- SIGNS	Project Name: The Biscuit Lady	Contractor:	WEST CHESTER, PA 19380

Name	Value
REASON FOR APPROPRIATENESS APPLICATION:*	Sign
LOCATION OF PROJECT:*	39 West Gay St
NAME OF BUSINESS:*	The Biscuit Lady
ARE YOU REPLACING AN EXSISTING SIGN:*	No
HOW MANY SIGNS DO YOU WISH TO INSTALL:*	2
HOW MANY FACADES WILL SIGN DISPLAY ON:*	Front
HANGING SIGN:	Yes
BUILDING MOUNTED:	No
OTHER:	No
IF OTHER PLEASE SPECIFY:	
GIVE A THOROUGH DESCRIPTION OF SIGN:	circular branded sign
IS THERE NEW ILLUMINATION:	No
FIXTURE TEXT:	smooth
SIGN DIMENSION HEIGHT:	
SIGN DIMENSION WIDTH:	
SIGN DIMENSION DEPTH:	

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 39 W. Gay Street

1) **Date of HARB Review:** November 20, 2025

2) **Applicant's Proposal:** Sign / Door Change

3) **Findings:**

The applicant, Tara Torrence, was present and described the proposed 3-part project as follows:

- *Projecting Blade Sign - Provide a projecting, 36-inch diameter, blade sign, mounted to the face of the building adjacent to the building's front door. The message on the sign is "The Biscuit Lady – Biscuits and Jam by 'T' – Made with Love." Red and black text on a white background.*
- *Window Decals – Provide Decals on the interior face of the transom window above the entrance door and plate glass storefront window. The busy message includes the text on the sign as well as the building address on the transom.*
- *Door Changes – Proposal to paint the existing double wood entrance door red.*

The HARB reviewed the application as follows:

- *Projecting Blade Sign - The new projecting sign design was deemed appropriate. The bright white background color was recommended to be off white.*
- *The size of the sign was discussed. The HARB felt the 36-inch diameter sign would be too large for the space and should be no larger than 30-inches. The applicant agreed that a smaller sign would be more appropriate.*
- *The mounting of the sign was discussed. The photos submitted and found on-line during the meeting did not clearly illustrate the existing wall condition at the proposed mounting point. The HARB and applicant agreed the sign should be mounted at the top of the existing narrow raised wood panel adjacent to the door. Sign mounting must be carefully done in a clean, workman like manner.*
- *Window Decals - The HARB stated since the decals are on the interior of the glass door and window, they are not subject to HARB review/approval.*
- *Door Changes – The HARB stated paint colors are not typically subject to review/approval. The HARB members did express the opinion that the red door color is appropriate.*

4) **Recommendations from HARB:**

The Board recommends Approval of a Certificate of Appropriateness for Application 2025-35 as submitted, with the following clarifications:

1. *The projecting blade sign design is approved as presented, with the background color to be revised to an off white.*
2. *Sign diameter shall be no more than 30-inches in diameter.*
3. *The sign bracket shall be mounted at the top center of the existing narrow raised wood panel on the right side of the front door.*
4. *The window decals on the inside face of the glass and the door color change do not require HARB approval.*

Application Numbers: [2025-35](#)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: [39 W. Gay Street](#)

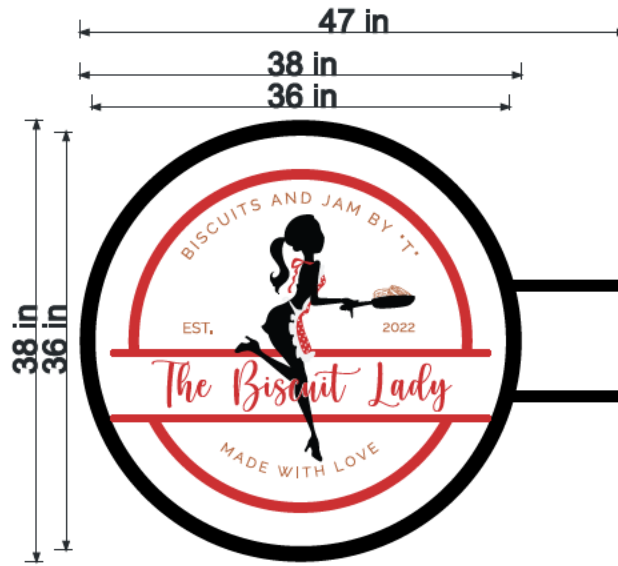
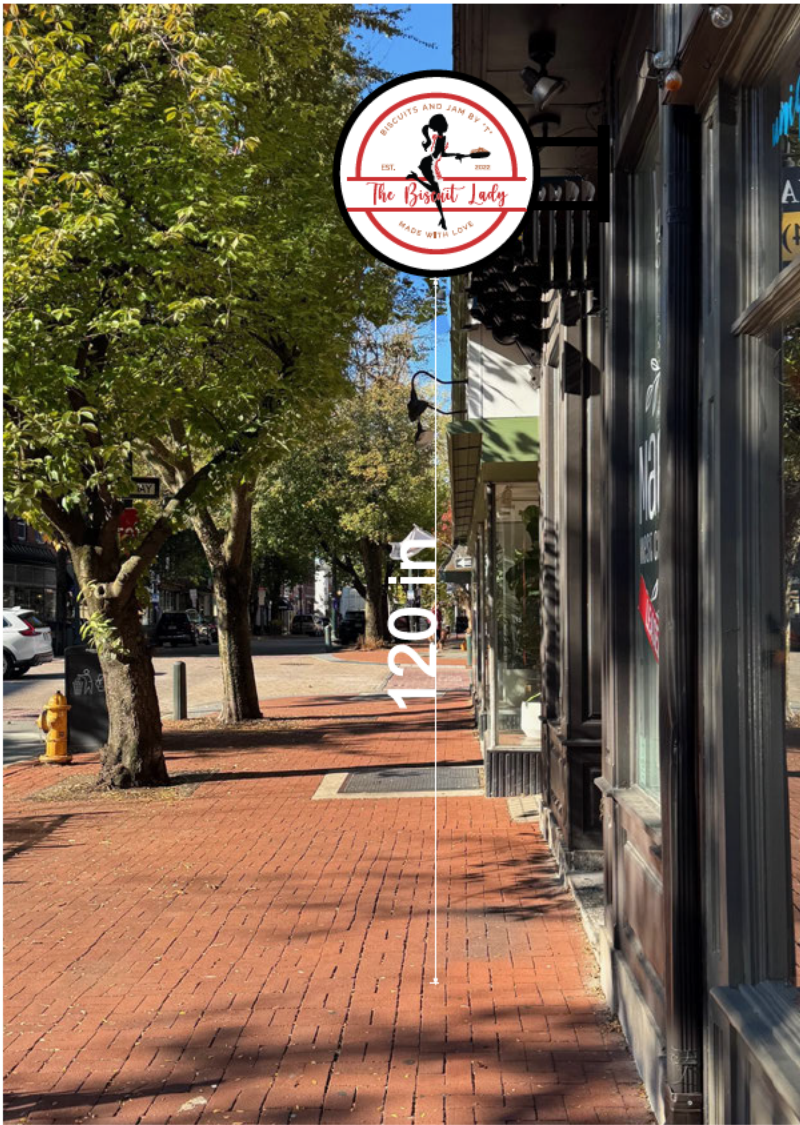
5) *Borough Council's Action and Date*

- Approved per HARB recommendation:
- Denied for the following reasons:
- Approved with the following differences from HARB recommendation:



Date of Action Taken: _____, 2025

Borough Manager's Signature:



Constructed out of 1" square steel tubing, this unique bracket is powder coated and finished in black in order to counter rust, giving your sign the ever-popular aesthetic of modern-minimalist design, without sacrificing strength or durability.

Cerchio Fixed Mount Sign Bracket and Sign Digitally Printed and Laminated Graphics

\$700

Mounted to Exterior Wall

\$550

Bracket is 3-4 Weeks Ship time

**pricing above does not include permitting or tax*



Date: 10/21/2025	Designer: Dan Clark
Sign Dimensions: see above	Estimate: \$see above
COSTARS Vendor #546385	

Customer: Tara Torrence	
Company: The Biscuit Lady	
Address: 115 Plymouth Rd, Unit 1	
City: Plymouth Meeting	State/ZIP: PA 19462
Phone:	
Email: biscuitlady01@gmail.com	

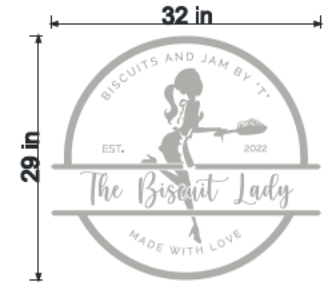
In order for us to begin production, you must e-mail back your approval to proceed. With this approval you will assume responsibility for correctness and any additional expense for subsequent changes that may arise. In addition, prices do not include tax. A 50% deposit is required at time of order with balance due upon completion. Prices are in effect for 30 days.

Please note that VISA, MasterCard, & Discover credit card payments will be subject to a 4% processing fee and American Express will be subject to a 7% processing fee.

All designs, concepts and content such as text & artwork including but not limited to the structure, selection, coordination, expression, and arrangement is owned by Treasure Sign and no part of the contents may be copied, reproduced, transmitted or distributed in any way nor may they be presented to other parties to be considered for reproduction without Treasure Sign's prior written consent.

Any violations of this will result in a \$2,000 fine as justified under code.

EXISTING CONDITIONS



White HP750 and Cardinal Red HP750 Vinyl Graphics
\$300

Existing Window Graphics Removed
 Residue Cleaned
 New Graphics Installed on Glass
\$250

**pricing above does not include permitting or tax*

Date: 10/21/2025	Designer: Dan Clark
Sign Dimensions: see above	Estimate: \$see above
COSTARS Vendor #546385	



Customer: Tara Torrence
Company: The Biscuit Lady
Address: 115 Plymouth Rd, Unit 1
City: Plymouth Meeting PA 19462
State/ZIP: PA 19462
Phone:
Email: biscuitlady01@gmail.com

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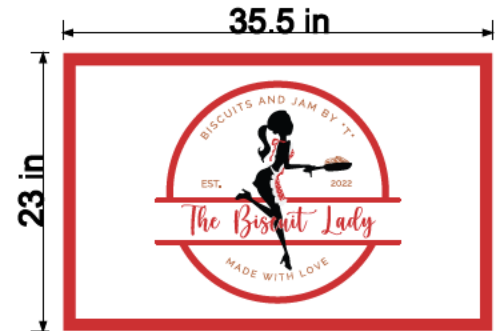
OPTION A



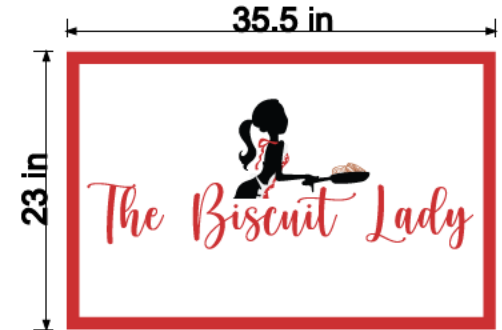
OPTION B



OPTION A



OPTION B



23" x 35.5"
 3mm White ACM Panel
 Red and Black Vinyl Graphics
\$100
 Installed over Window
\$50

Date: 10/21/2025	Designer: Dan Clark
Sign Dimensions: see above	Estimate: \$see above
COSTARS Vendor #546385	

Customer: Tara Torrence	
Company: The Biscuit Lady	
Address: 115 Plymouth Rd, Unit 1	
City: Plymouth Meeting	State/ZIP: PA 19462
Phone:	
Email: biscuitlady01@gmail.com	



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DATE APPLICATION RECEIVED: 10/29/2025
APPLICATION NUMBER: 2025-36

PROPERTY ADDRESS: 27/29 S. Darlington St
APPLICANT'S EMAIL: [REDACTED]

Note: All projects must have the appropriate sections completed in its entirety and attached to this form. *Only attach the applicable sections.* The application number will be assigned by the Building & Housing Department.

- 1) This application is for (check all appropriate boxes):
- Section #1 – Sign
 - Section #2 – Canopy or Awning
 - Section #3 – Repair, replacement or alteration from original
(please supply photos or elevations of original)
 - Section #4 – Addition
(supply architectural elevations and site drawings, as well as photos of the existing structure)
 - Section #5 – New Construction
(supply architectural elevations and site drawings, as well as photos of buildings next to and around the site)
 - Section #6 – Demolition
- 2) Please indicate which items you are submitting with your application form. Do not submit originals, since they will be kept by the HARB for its official archives:
- Color or B/W Sketches
 - Old or Historic Photographs
 - Plot or Site Plans
 - Architectural Elevations
 - Photographs of the current existing site showing where changes are to be made, location of buildings and streetscape.

All sketches, elevations, and plans must be signed by the preparer(s)

The owner of this property and the applicant agree to conform to all applicable findings of the Borough of West Chester Historical and Architectural Review Board.

Applicant's name (print): Marc J. Lieberman, Esq

Applicant's Signature:

Date:

Marc J. Lieberman

10/29/25

Owner's Name (print): L + K Real Estate LLC

Owner's Signature:

Date:

Marc J. Lieberman

10/29/25

Note: Check with the Building and Housing office of the Borough of West Chester to see if you need a building permit as well as a Certificate of Appropriateness **before** you begin your project

10/29/2025

DATE APPLICATION RECEIVED: _____

APPLICATION NUMBER: 2025-36

SECTION #3 – REPAIR, REPLACEMENT OR ALTERATION

(Attach a separate Section #3 for each of the repairs, replacements or alterations you wish to make)

Instructions: Provide clear photographs showing the location of each proposed improvement, including photos of streetscape and the adjacent buildings. Provide architectural elevations and/or photographs clearly showing the location of the proposed work. Provide material specifications and manufacturer's pamphlets on the replacement materials proposed.

Name of business: L+K Real Estate LLC

Applicant's name: Marc J. Lieberman

Applicant's address: _____

Applicant's phone number: _____

Owner's name: L+K Real Estate

Owner's address: 27. S. Darlington St

Owner's telephone number: _____

1) Which element do you wish to change: ___ Doors Windows ___ Roofing ___ Gutters
___ Walls ___ Steps ___ Sidewalk ___ Fence ___ Trim ___ Railing ___ Porch or Balcony
___ Other (specify) _____

2) On how many facades? _____ Front 2 Side _____ Back _____

3) What was the old is the material? wood

4) What is the proposed new material? wood face or wood

5) How will it be installed? _____

6) Are you using any historical materials? NO

7) Is so, what and how? _____

8) What were the old dimensions? Height: 18" x Width: 34" Depth: _____

9) What are the new dimensions? Height: 18" x Width: 34" Depth: _____

10) What were the old colors? white + green

11) What are the new colors? Green

12) Why do you wish to make these changes? windows are rotten + Broken

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 27-29 S. Darlington Street

- 1) **Date of HARB Review:** *November 20, 2025*
- 2) **Applicant's Proposal:** *Windows Repair and Roof Replacement*
- 3) **Findings:**

The applicant, Mark Lieberman, was present and described the project's scope as follows:

- *Window Replacement – Three small existing basement windows will be replaced with new non-clad painted wood windows. Windows will be “Ultimate” model by Marvin. The existing 3-lite design will be replicated with the SDL (simulated divided lite) muntin system. The new windows will have integral Marvin perimeter frames. The existing deteriorated wall framing and sills at the windows will be repaired/replaced as required to install the new windows.*
- *Roof Replacement – The building is a twin. The upper main roof at the south twin was previously replaced. The current proposal is to replace the remaining roofs on the building. Work includes the north twin's upper main roof, the entire sloped front porch roof, and the low slope roof at the entire rear addition. The new sloped roofs will be DaVinci synthetic slate, color to be Ash Grey. The low slope roof membrane roof will be replaced in-kind. The existing front porch pole gutter will remain and be repaired as needed. New gutters and downspouts will match existing front pole gutter's dark color.*
- *Concrete Sidewalk Replacement – The existing concrete sidewalk in front of the property along Darlington Street will be removed and replaced in-kind with a new concrete sidewalk. This will tie into the existing neighboring concrete sidewalks.*

The HARB reviewed the application in detail. The HARB endorsed the project as appropriate. Their review comments are reflected in the final motion.

4) **Recommendations from HARB:**

The Board recommends Approval of a Certificate of Appropriateness for Application 2025-36 as submitted, with the following clarifications:

1. *The new wood basement windows will match the existing three-lite configuration of the existing windows, using SDL window muntins. New wood sills and trim shall be installed to match the existing adjacent window materials.*
2. *The roof repairs shall be implemented as presented utilizing the DaVinci synthetic slate system, the slate color shall be Ash Grey.*
3. *Flashings throughout, both new and repaired, shall match the dark color of the front pole gutter – and shall not be white*
4. *The in-kind concrete sidewalk repairs shall be implemented as presented.*

Application Numbers: [2025-36](#)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: [27-29 S. Darlington Street](#)

5) Borough Council's Action and Date

- Approved per HARB recommendation:
- Denied for the following reasons:
- Approved with the following differences from HARB recommendation:

.....

Date of Action Taken: _____, 2024

Borough Manager's Signature:







DATE APPLICATION RECEIVED: 10/29/2025

APPLICATION NUMBER: 2025-36

SECTION #3 – REPAIR, REPLACEMENT OR ALTERATION

(Attach a separate Section #3 for each of the repairs, replacements or alterations you wish to make)

Instructions: Provide clear photographs showing the location of each proposed improvement, including photos of streetscape and the adjacent buildings. Provide architectural elevations and/or photographs clearly showing the location of the proposed work. Provide material specifications and manufacturer's pamphlets on the replacement materials proposed.

Name of business: L+K Real Estate LLC

Applicant's name: Marc J. Lieberman

Applicant's address: [REDACTED]

Applicant's phone number: [REDACTED]

Owner's name: L+K Real Estate

Owner's address: 27. S. Darlington St

Owner's telephone number: [REDACTED]

1) Which element do you wish to change: Doors Windows Roofing Gutters
 Walls Steps Sidewalk Fence Trim Railing Porch or Balcony
 Other (specify) _____

2) On how many facades? _____ 1 Front Side Back

3) What was the old is the material? Concrete

4) What is the proposed new material? Concrete

5) How will it be installed? Poured

6) Are you using any historical materials? NO

7) Is so, what and how? _____

8) What were the old dimensions? Height: _____ x Width: 6'8" Depth: 39'8"

9) What are the new dimensions? Height: _____ x Width: 6'8" Depth: 39'8"

10) What were the old colors? concrete

11) What are the new colors? concrete

12) Why do you wish to make these changes? Old material is Deteriorating



10/29/2025

DATE APPLICATION RECEIVED: _____

APPLICATION NUMBER: 2025-36

SECTION #3 – REPAIR, REPLACEMENT OR ALTERATION

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Name of business: L+K Real Estate LLC

Applicant's name: Marc J. Lieberman

Applicant's address: [REDACTED]

Applicant's phone number: [REDACTED]

Owner's name: L+K Real Estate

Owner's address: 27. S. Darlington St

Owner's telephone number: [REDACTED]

1) Which element do you wish to change: ___ Doors ___ Windows Roofing ___ Gutters
___ Walls ___ Steps ___ Sidewalk ___ Fence ___ Trim ___ Railing ___ Porch or Balcony
 Other (specify) North or 27 side + Both sides of porch

2) On how many facades? ___ Front ___ Side ___ Back

3) What was the old is the material? Asphalt

4) What is the proposed new material? Rubber or Plastic Slate

5) How will it be installed? Nails

6) Are you using any historical materials? NO

7) Is so, what and how? _____

8) What were the old dimensions? Height: _____ x Width: _____ Depth: _____

9) What are the new dimensions? Height: _____ x Width: _____ Depth: _____

10) What were the old colors? Green Gray

11) What are the new colors? Ash Gray

12) Why do you wish to make these changes? Old roof deteriorating



Strikingly textured tiles that bring the feel of a classic roof to your home.

Inspire Slate by DaVinci delivers the best of time-honored design in a range of colors that complement any home.

And when you choose a Cool Roof Color, you can reduce energy consumption by as much as 15 percent.



BRING YOUR ROOF TO LIFE, WITH A PERFECT COLOR THAT'S MADE TO LAST A LIFETIME.

