



Zoning Hearing Board Meeting
December 22, 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. Call to Order
- B. #1032-436 N. Church St
 - 1. #1032-436 N. Church St-Rear and side yard setback relief
- C. #1037-516 N. Church St
 - 1. Building coverage relief for the construction of an ADU
- D. 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

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of the Borough of West Chester, Pennsylvania has scheduled a Meeting at 6 :00pm on December 22, 2025. The purpose of this meeting is to hear the following appeal.

Appeal #1037	Applicant:	Arnold & Michele Klingenberg
	Site Address:	516 N Church Street, West Chester, Pa 19380
	Zoning District:	NC-1
	Parcel #:	1-4-106

The Applicant, Arnold & Michele Klingenberg, are requesting variance relief from Section 112-306.B – (Maximum Building Coverage, lots 12,000 sq. ft. to 20,000 sq. ft. of 20%) 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 a variance to allow a maximum building coverage of 24.13% (4.13% over), to build a detached garage and Accessory Dwelling Unit (ADU).

In addition, the Zoning Hearing Board will hear such other relief deemed necessary per the Application.

The Application is available for public review at the Department of Building Housing and Code Enforcement at 401 E. Gay Street, 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 610-696-1773 at least two days prior to the meeting. All attempts will be made to provide reasonable accommodation.

Aaron Flook

Aaron Flook
Director of Building, Housing and Code Enforcement/Zoning Officer
Borough of West Chester.



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.



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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.

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.



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

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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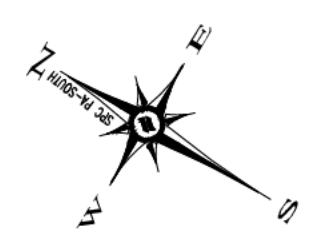
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Please let me know if you need any more information.

Regards,

Brian Thomas, AIA
Hazley Builders
Homeowner Representative



- KEY TO ABBREVIATIONS**
- AGG = AGGREGATE
 - BC = BOTTOM OF CURB
 - BM = BOTTOM OF WALL
 - CO = CLEAN OUT
 - C/W = CARTWAY
 - D = DEED DESCRIBED
 - DEP = DEPRESSION CURB
 - DYL = DOUBLE YELLOW LINE
 - EL = ELEVATION
 - ELBX = ELECTRIC BOX
 - EM = ELECTRIC METER
 - EOP = EDGE OF PAVING
 - FF = FIRST FLOOR ELEVATION
 - GM = GAS METER
 - GOY = GUY WIRE
 - GV = GAS VALVE
 - HPCP = HANDICAP PARKING SIGN/SPOT
 - INV = INVERT ELEVATION
 - LA = LANDSCAPED AREA
 - OH = OVERHEAD WIRES
 - RD = ROOF DRAIN
 - R/W = RIGHT-OF-WAY
 - S = SURVEY
 - SWL = SINGLE WHITE LINE
 - SYL = SINGLE YELLOW LINE
 - TC = TOP OF CURB
 - TC = TOP OF GRATE
 - TBR = TO BE REMOVED
 - TEBX = TELEPHONE/COMM. BOX
 - TF = TOP OF WALL
 - UC = UNDERGROUND UTILITY
 - UP = UTILITY POLE
 - URD = UNDERGROUND ROOF DRAIN
 - WE = WETLAND
 - WM = WATER METER
 - WV = WATER VALVE
- LEGEND**
- PROPERTY BOUNDARY
 - ADJACENT PROPERTY LINE
 - FLOOD PLAN LINE
 - EDGE OF PAVING
 - EDGE OF GRAVEL
 - CENTERLINE
 - BUILDING LINE
 - MUNICIPAL BOUNDARY LINE
 - SOILS LINE
 - SOIL TYPE DESIGNATION
 - ESKROW LINE
 - WATER/STREAM/POND
 - STORM PIPE
 - SANITARY SEWER
 - SANITARY LATERAL
 - BUILDING SETBACK LINE
 - GAS LINE
 - OVERHEAD WIRES
 - OVERHEAD ELECTRIC TELECOMMUNICATION CABLE LINES
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND TELECOMMUNICATION LINE
 - UNDERGROUND TELECOMMUNICATION LINE
 - WATER SERVICE LINE
 - FENCE LINE
 - GUARD RAIL
 - CONCRETE CURB LINE
 - LEGAL RIGHT-OF-WAY
 - TREE LINE
 - BRIER LINE
 - WETLANDS
 - GUY WIRE
 - UTILITY POLE
 - AIR CONDITIONING UNIT
 - WELL
 - STREET SIGN
 - GAS MANHOLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - ELECTRIC MANHOLE
 - COMMUNICATIONS MANHOLE
 - WATER MANHOLE
 - GENERAL UTILITY MANHOLE
 - STORM INLET TYPE "C"
 - STORM INLET TYPE "M"
 - STORM INLET TYPE "S"
 - CITY STORM INLET
 - LIGHT POST
 - FIRE HYDRANT
 - SANITARY CLEAN OUT
 - WATER VALVE
 - GAS VALVE
 - WETLAND FLAG
 - ROOF DRAIN
 - MONUMENT FOUND
 - MONUMENT SET
 - PPR/REBAR FOUND
 - 5/8" REBAR SET
 - STAKE FOUND
 - STAKE SET
 - SITE BENCHMARK
 - DECIDUOUS TREE
 - CONIFER TREE
 - SLANTED TEXT=EXISTING INFORMATION
 - UPRIGHT TEXT=PROPOSED INFORMATION
 - TITLE REPORT NOTE

PA ONE CALL

ACT 387 SERIAL NUMBER: 20252661337
 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: 762 LANCASTER AVE
 BRYN MAWR, PA. 19010
 CONTACT: THOMAS WADDY
 EMAIL: twaddy@aquacomco.com
 PHONE: 610-525-1400 EXT. 52105

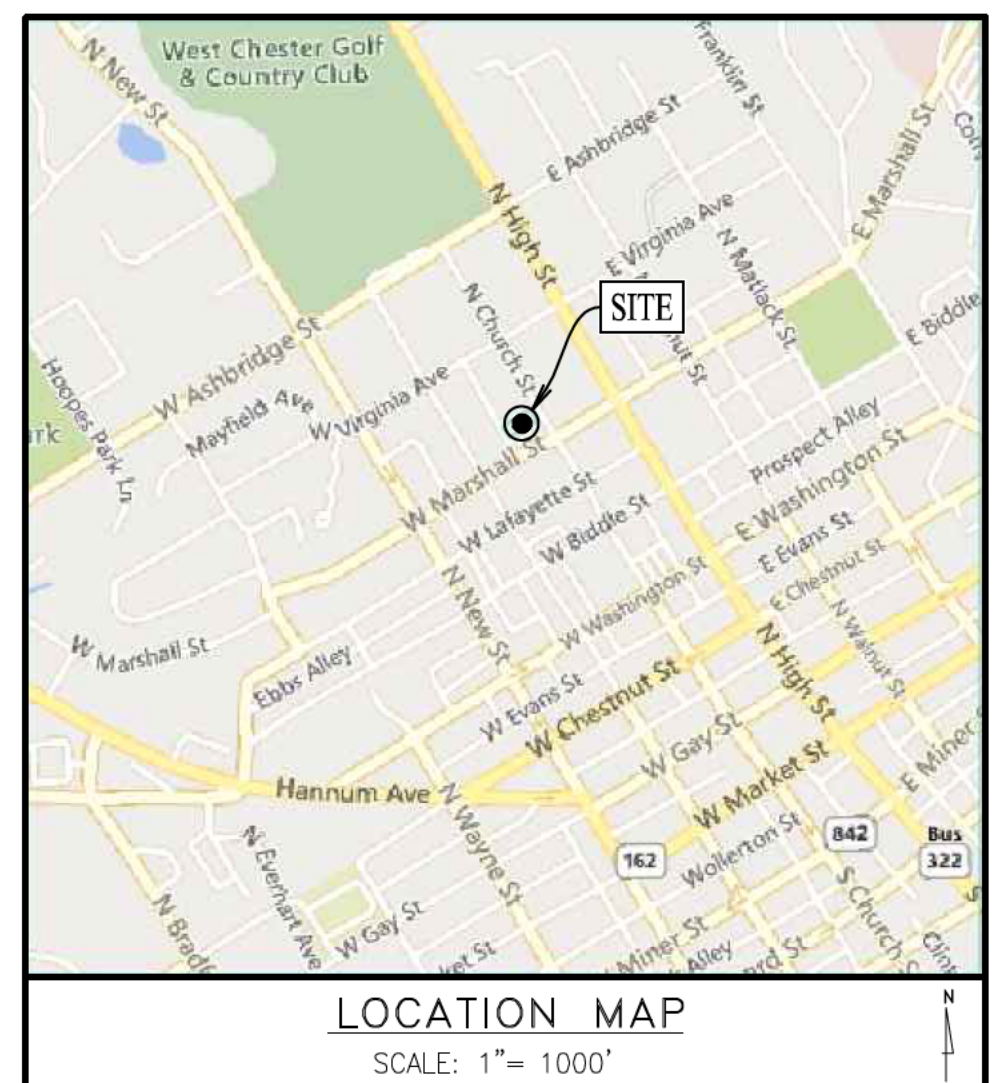
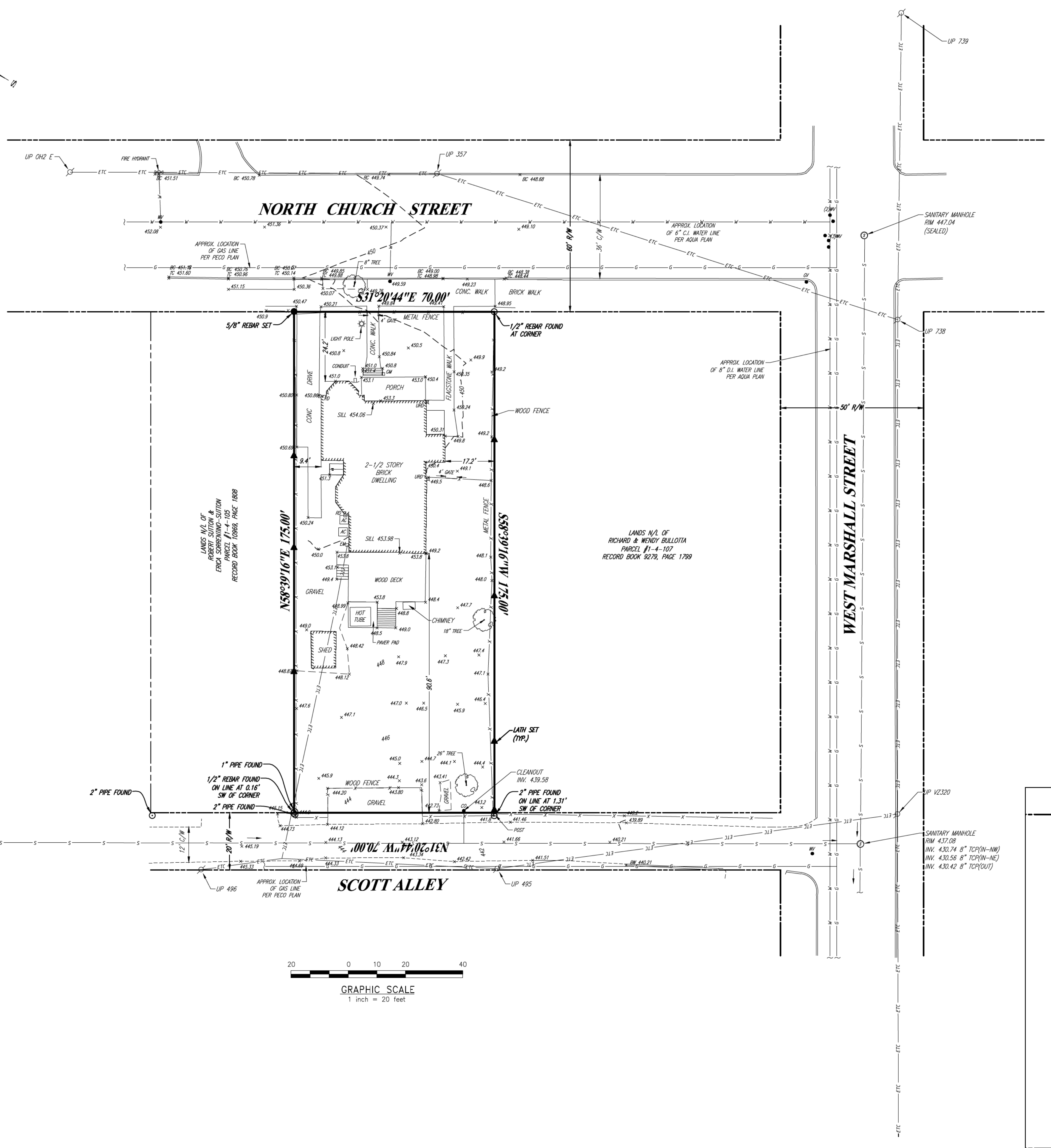
COMPANY: COMCAST
 ADDRESS: 1004 CORNERSTONE BLVD
 DOWNTOWN, PA. 19335
 CONTACT: JOHN CEDRICK SALVATERRA
 EMAIL: johncedrick.salvaterra@comcast.com
 PHONE: 267-271-9781

COMPANY: PECO AN IDEAL COMPANY C/O USIC
 ADDRESS: 450 S HENDERSON ROAD SUITE B
 KING OF PRUSSIA, PA. 19406
 CONTACT: NIKKIA SIMPKINS
 EMAIL: nikkiasimpkins@peco.com
 PHONE: 484-681-5720

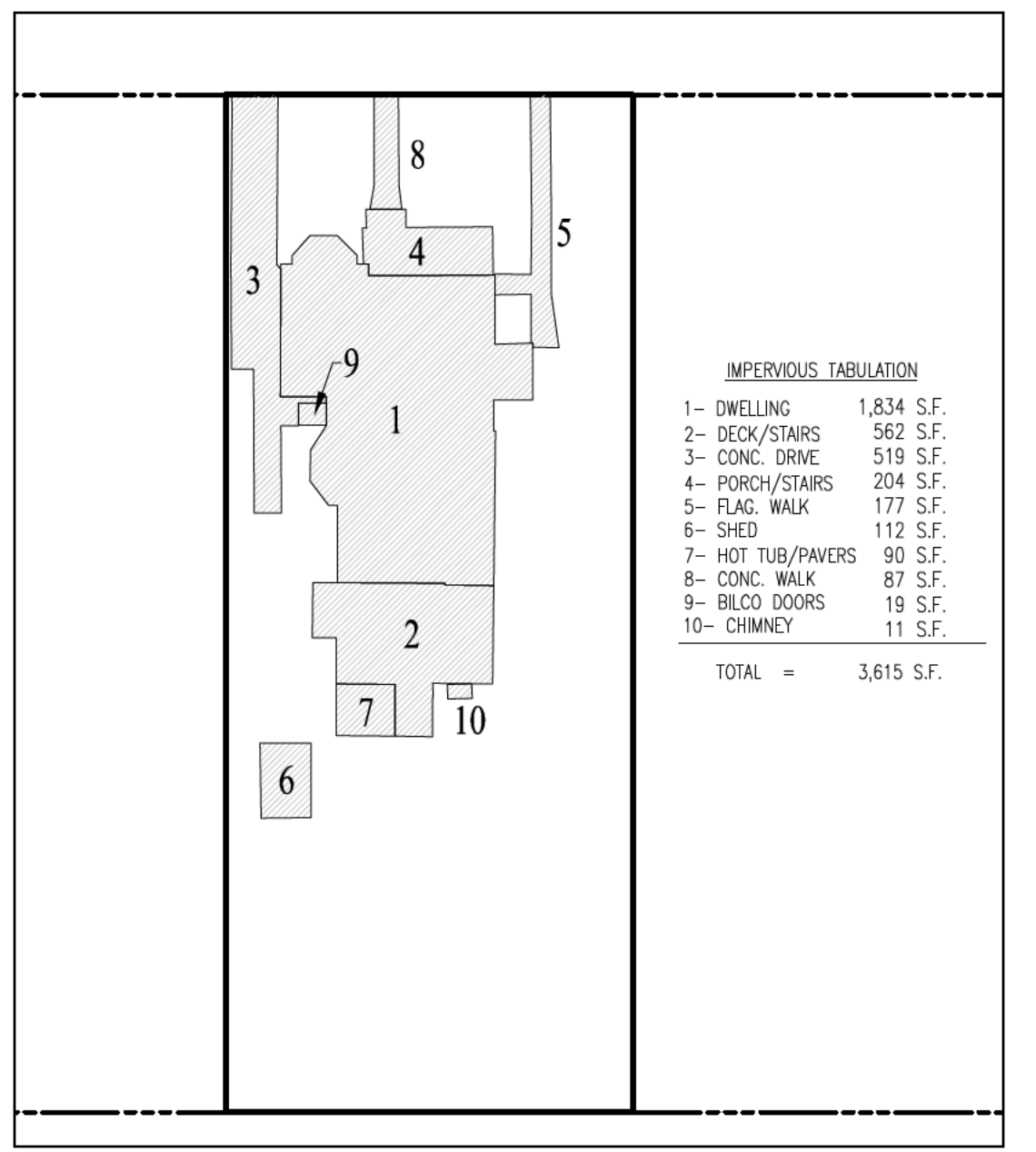
COMPANY: WEST CHESTER BOROUGH
 ADDRESS: 401 E GAY ST
 WEST CHESTER, PA. 19380
 CONTACT: DON EDWARDS
 EMAIL: donedwards@westchester.com
 PHONE: 610-696-5282

COMPANY: VERIZON BUSINESS FORMERLY MCI
 ADDRESS: 400 INTERNATIONAL PKWY
 RICHARDSON, TX. 75081
 CONTACT: ROBERT BUTLER
 EMAIL: robert.butler@business.verizon.com
 PHONE: 469-886-4091

COMPANY: VERIZON BUSINESS FORMERLY MCI
 ADDRESS: 7000 WESTON PKWY
 CARY, NC. 27513
 CONTACT: VICTOR WOOD
 EMAIL: victor.wood@verizon.com
 PHONE: 919-414-2782



- GENERAL NOTES**
1. RECORD OWNER/SITE ADDRESS: MICHELE H. KUNZBERG, 516 N. CHURCH STREET, WEST CHESTER, PA 19380
 2. TAX PARCEL #: 1-4-106
 3. SOURCE OF TITLE: RECORD BOOK 11404, PAGE 2314
 4. LOT AREA: 12,250 S.F.
 5. BOUNDARY, TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL SURVEYING, LLC. PERFORMED ON 10/13/2025.
 6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC... OF RECORD.
 7. CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL SURVEYING, L.L.C. DATUM: NAVD 88 (COMPUTED USING GEOID18) & NAD 83 (2011) (EPOCH2010.0000) (AS DETERMINED BY GPS OBSERVATION), SITE BENCH = FRONT DOOR SILL ELEVATION OF DWELLING, ELEVATION= 454.06', CONTOUR INTERVAL: 2 FEET.
 8. 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.
 9. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA. MAP NO. 42029C0210C, PANEL 210 OF 380, DATED SEPTEMBER 29, 2017.



UPI#: 1-4-109.1

HOWELL SURVEYING
 Local Knowhow. Engineered.

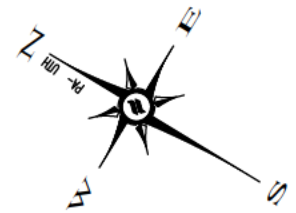
1250 Wrights Lane, West Chester, PA 19380
 (610) 918-9004 | Fax: (610) 918-9005

THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HOWELL SURVEYING, LLC.

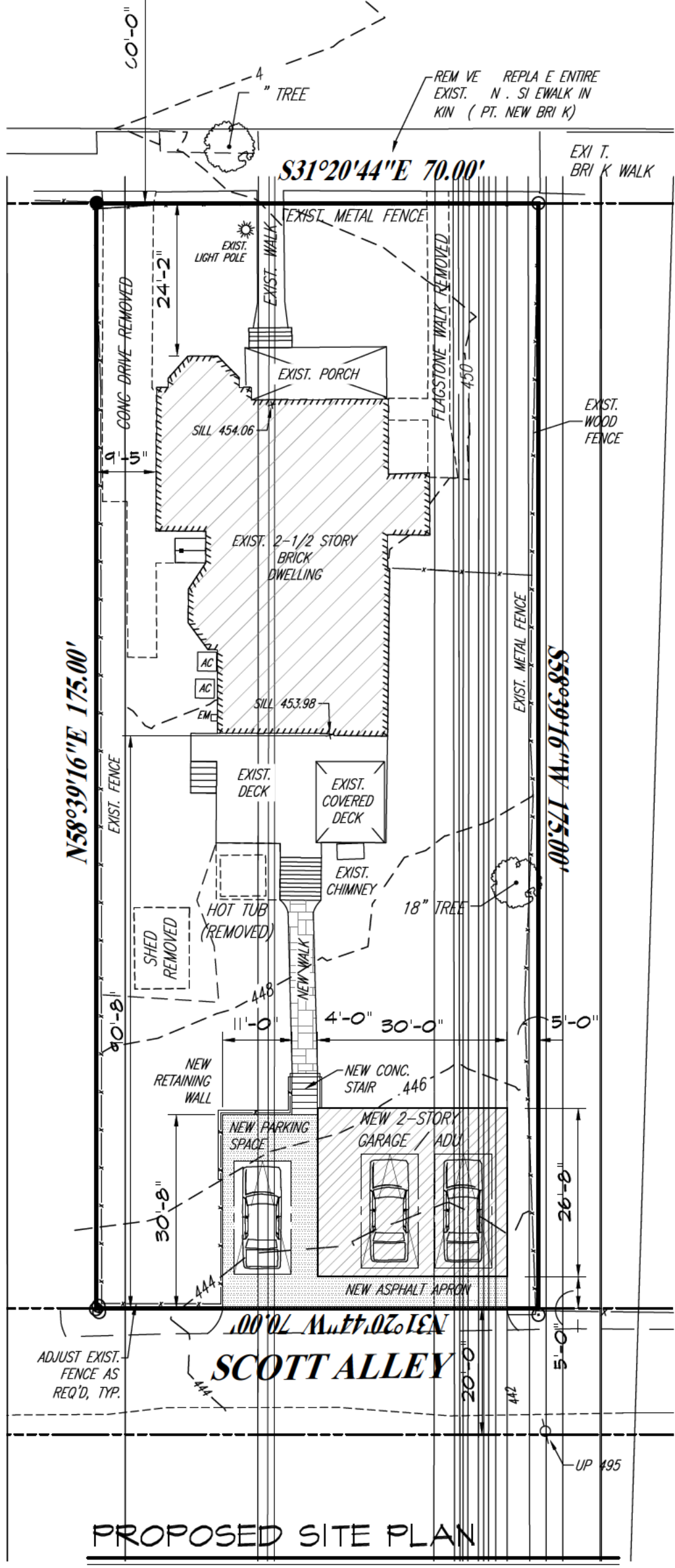
DOES NOT APPEAR IN THIS BLOCK

PLAN OF BOUNDARY AND TOPOGRAPHIC SURVEY
 CLIENT: HAZLEY BUILDERS
 PROJECT: 516 N. CHURCH STREET
 LOCATION: WEST CHESTER BOROUGH, CHESTER COUNTY, PA

DATE: 10/13/2025
 SCALE: 1"=20'
 DRAWN BY: KPM
 CHECKED BY: PSN
 PROJECT NO: 17053
 CAD FILE: 17053 10-13-2025
 DRAWING NO: S1
 SHEET 1 of 1



N. CHURCH STREET



PROPOSED SITE PLAN

1" = 20'-0"

GENERAL NOTES:
 1. OWNER REPRESENTATIVE: KLINGENBERG, MICHELE 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 TYPICAL FEATURES HAVE BEEN ASSUMED FROM "PLAN FOR REVISION" TYPICAL SURVEY BY H. WELL SURVEYING 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

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
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