

January 10, 2023

Via E-mail: marram_p@hotmail.com

Marram Emily Jane Plapp
98 Spring Road
Malvern, PA 19355

Re: Application to the East Whiteland Township Zoning Hearing Board
Subject Property: 98 Spring Road, Malvern, PA
Tax Parcel No.: 42-4Q-153

Dear Ms. Plapp:

This letter will acknowledge receipt of the Zoning Application that you submitted to the East Whiteland Township Zoning Hearing Board.

A Public Hearing has been scheduled as follows:

Location: East Whiteland Township Municipal Building
209 Conestoga Road, Frazer, PA

Date: Monday, January 23, 2023

Time: 7:15 PM

All Applicants, or their duly authorized agents, must attend the Public Hearing and be prepared to present the Applicant's case. **Please pay close attention to the enclosed "Items Required at Hearing" document, particularly as to neighboring property notice requirements.**

Very truly yours,



Andrew D.H. Rau

ADHR/akf
Enclosure

cc: Mark Moses, Deputy Director of Codes and Life Safety, East Whiteland Twp. *(via e-mail)*
John W. Mateja, Jr., BCO, Zoning Officer, East Whiteland Twp. *(via e-mail)*

EAST WHITELAND TOWNSHIP ZONING HEARING BOARD
ITEMS REQUIRED AT TIME OF HEARING

THE FOLLOWING ITEMS ARE REQUIRED TO BE PRESENTED TO THE ZONING HEARING BOARD AT THE TIME OF HEARING. ALL ITEMS MUST BE SUBMITTED IN QUADRUPPLICATE AND WILL BE RETAINED BY THE BOARD.

IF ANY ITEMS ARE UNABLE TO BE PRESENTED TO THE ZONING HEARING BOARD AT THE SCHEDULED TIME OF HEARING, A CONTINUANCE SHOULD BE REQUESTED PRIOR TO THE SCHEDULED HEARING OR WILL BE REQUESTED BY THE BOARD AT TIME OF HEARING UNTIL ALL ITEMS REQUIRED ARE ABLE TO BE SUBMITTED IN THE FORM PRESCRIBED.

1. PROOF OF STANDING: Applicant(s) who are not owners of the premises must submit all documents establishing proof of standing, including, but not limited to, Agreements of Sale, executed Options to Purchase, or Leases. (If the Applicant is the owner of the Premises, the Solicitor's Office will confirm ownership with Recorder of Deeds records.)

2. SURVEY PLAN:

A. Completed by a Registered Surveyor and/or Registered Engineer. (For minor cases or those not involving any new construction, the Board Solicitor is empowered to pre-approve a plot plan not prepared by a registered surveyor or engineer. If you wish a waiver, you must contact the Solicitor at least 7 days prior to the Hearing.)

B. All survey plans must be drawn to scale, said scale being not less than one inch (1") - fifty (50) feet.

C. Exact dimensions of the existing and/or proposed lot lines and lot sizes must be shown thereon.

D. All survey plans must show the exact location of any existing and/or proposes structures, drawn to scale.

E. All survey plans must show all setbacks for existing and proposed structures.

F. All survey plans must show the exact dimensions of all existing driveways and all existing or proposed rights of way.

G. All survey plans must show the location of all yards, and the dimensions thereof, including setbacks therein, for front yards, rear yards, side yards, etc.

H. All survey plans must contain a "legend" set forth on the face of the survey plan, which indicates the following information and data in a columnar form:

- (i) existing zoning data and requirements (e.g. lot area, lot width, building coverage, lot coverage, etc.) for the zoning district or districts in which the Applicant's property is situate;
- (ii) proposed data and requirements for the Applicant(s);
- (iii) the net differential (plus or minus) between the required and proposed data.

3. DEVELOPMENT PLAN: Plans must be submitted if such plans are relevant to the application or required to be submitted pursuant to Township ordinances.

4. STRUCTURAL DIMENSIONS: All survey plans submitted by the Applicant(s) in accordance with the foregoing provisions of this sheet shall also include thereon building dimensions. Also, if building height is at issue, then in addition to the exact foundational dimensions of any structures, a separate plan indicating the exact heights of existing and proposed structures must be presented.

5. WRITTEN NOTICES: ALL APPLICANTS ARE REQUIRED TO PROVIDE WRITTEN NOTICE OF THE HEARING, AT LEAST SEVEN DAYS PRIOR TO THE HEARING, TO ALL PROPERTY OWNERS WHOSE PREMISES ARE EITHER CONTIGUOUS TO OR ACROSS THE STREET FROM THE PARCEL(S) WHICH IS THE SUBJECT OF THE APPLICATION. The purpose of this provision is to insure that nearby property owners are aware of the application submitted, but under no circumstances will any statements from adjoining property owners which indicate assent to the Applicant's proposed relief to be considered as a guarantee of the issuance a favorable decision by the Board. At the hearing, the Applicant must demonstrate proof of compliance with this requirement. Notices may be either hand delivered or sent by regular first class mail. A copy of the affidavit form for proof of this requirement is appended hereto.

6. SUBDIVISION OR LAND DEVELOPMENT PLANS: For those Applicants who are requesting relief from the Zoning Hearing Board in conjunction with the submission of a Subdivision or Land Development Plan to the Board of Supervisors of East Whiteland Township, the Applicant is required to submit sketch plans to the Township Planning Commission and obtain the Planning Commission's review prior to the commencement of the hearing (see Section 200-115.D.5 of the Zoning Ordinance).

7. UNDER NO CIRCUMSTANCES SHALL ANY APPLICANT OR THEIR AGENT COMMUNICATE DIRECTLY WITH ANY MEMBER OF THE ZONING HEARING BOARD. ALL COMMUNICATIONS SHALL BE DIRECTED TO THE SOLICITOR OF THE ZONING HEARING BOARD OR THE TOWNSHIP CODE ENFORCEMENT OFFICER.

**RE: EAST WHITELAND TOWNSHIP
ZONING HEARING BOARD**

APPEAL NO: _____

APPLICATION OF _____

I, _____, hereby confirm to the East Whiteland Township Zoning Hearing Board that on _____, 20__, I provided written notice of this hearing (by either hand delivery or by regular first class mail) to the owners of all properties contiguous to and directly across the street from the property which is the subject of this application, being the following:

Property Address:

Property Owner:

Tax Parcel No.

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsifications to authorities.

Date: _____

Applicant