

NOTICE

THE WEST PIKELAND TOWNSHIP ZONING HEARING BOARD will meet on Wednesday, February 17, 2021 at 7:00 p.m., prevailing time, to hear the following:

THE APPLICATION OF ARROWHEAD ECD PROPERTIES, LLC. The property is UPI #34-1-5.9A, also known as 1455 Art School Road. The property is owned by the Applicant, is located in the RC-Residential and Conservation District of the Township and totals approximately 12.6085 acres in area. The parcel is unimproved, conserved land. The Applicant appeals the issuance of an Earthmoving Permit on October 15, 2020 (Permit #20201008), pursuant to §1503.B.3 (Purpose and Jurisdiction) and §1509.A (Appeals to the Zoning Hearing Board). The Earthmoving Permit was issued for driveway alterations for 1437 Art School Road, being UPI #34-1-5.8, which is owned by Mary Patricia Brandolini and contains a 50-foot right-of-way over UPI #34-1-5.9A. Additionally, the Applicant seeks a determination that the permit was issued in error, a revocation of said Earthmoving Permit, and any other relief that may be necessary.

THE APPLICATION OF THE ESTATE OF THOMAS L. DUNN. The property is UPI #34-1-5.9A, also known as 1455 Art School Road. The property is owned by Arrowhead ECD Properties, LLC, is located in the RC-Residential and Conservation District of the Township and totals approximately 12.6085 acres in area. The parcel is unimproved, conserved land. The Applicant appeals the issuance of an Earthmoving Permit on October 15, 2020 (Permit #20201008), pursuant to §§1503.B.3, 1503.B.8 (Purpose and Jurisdiction) and §1509.A (Appeals to the Zoning Hearing Board). The Earthmoving Permit was issued for driveway alterations for 1437 Art School Road, being UPI #34-1-5.8, which is owned by Mary Patricia Brandolini and contains a 50-foot right-of-way over UPI #34-1-5.9A. Mrs. Brandolini proposes driveway alterations over the 50-foot right-of-way that will connect to Dunn's Lane (a private lane). The Applicant owns three contiguous parcels, being UPI #34-1-5, UPI #34-1-5.1, UPI #34-1-5.5, that utilize Dunn's Lane. The rights and responsibilities for Dunn's Lane are outlined in the Private Road Easement and Maintenance Agreement, dated September 7, 2017, and recorded with the Chester County Recorder of Deeds. The Applicant is a member of the Private Road Easement and Maintenance Agreement, dated September 7, 2017. The Applicant appeals the issuance of the Earthmoving Permit, and requests any other relief that may be necessary.

To minimize public exposure to COVID-19 and maintain social distancing, this hearing will be conducted via Zoom, an online video conferencing service. The Zoom platform allows participation both by video and telephone. Members of the public may participate by using the following link: <https://zoom.us/j/95124085452> or by calling (929) 205-6099 and entering meeting code #951 2408 5452.

No in-person attendance at the Township Building will be permitted. If any person has a disability and/or requires auxiliary aid, service or other accommodation to observe or participate in the proceedings, please contact the Township Manager at 610-590-5300 to discuss how those needs may be best accommodated.

WEST PIKELAND TOWNSHIP
ZONING HEARING BOARD
Patrick M. McKenna, Solicitor