2019-56

RECEIVED
MAY 16 2019
CALN TWP
RTKO

pennsylvania
OFFICE OF OPEN RECORDS

STANDARD RIGHT-TO-KNOW REQUEST FORM

DATE REQUESTED: 5.16.19

REQUEST SUBMITTED BY: ☐ E-MAIL ☐ U.S. MAIL ☐ FAX ☑ IN-PERSON

REQUEST SUBMITTED TO (Agency name & address): CALN TWP
253 MUNICIPAL DR. THORNDALE, PA 19372

NAME OF REQUESTER: PATRICIA DIFILIPPO

STREET ADDRESS: 1554 BONDSVILLE RD.

CITY/STATE/COUNTY/ZIP(Required): DOWNINGTOWN, PA 19335

TELEPHONE (Optional): EMAIL (optional):

RECORDS REQUESTED: *Provide as much specific detail as possible so the agency can identify the information.*
Please use additional sheets if necessary

- SUBDIVISION DOCUMENTS 1554/1560 - PLANS AND TEXT
- DOCUMENTATION THAT SHOWS ACKNOWLEDGEMENT OF TOWNSHIP TRANSFER FOR 1560 BONDSVILLE RD. DOWNINGTOWN, PA AND OTHER SUPPORTING LEGAL DOCUMENTS SUCH AS A QUIT-CLAIM

DO YOU WANT COPIES? ☑ YES ☐ NO EVERYTHING
DO YOU WANT TO INSPECT THE RECORDS? ☑ YES ☐ NO
DO YOU WANT CERTIFIED COPIES OF RECORDS? ☑ YES ☐ NO
DO YOU WANT TO BE NOTIFIED IN ADVANCE IF THE COST EXCEEDS $100? ☑ YES ☐ NO

** PLEASE NOTE: RETAIN A COPY OF THIS REQUEST FOR YOUR FILES **
** IT IS A REQUIRED DOCUMENT IF YOU WOULD NEED TO FILE AN APPEAL **

FOR AGENCY USE ONLY

OPEN-RECORDS OFFICER: Denise assist

☐ I have provided notice to appropriate third parties and given them an opportunity to object to this request

DATE RECEIVED BY THE AGENCY: 5/16/19

AGENCY FIVE (5) BUSINESS DAY RESPONSE DUE: 5/23

**Public bodies may fill anonymous verbal or written requests. If the requestor wishes to pursue the relief and remedies provided for in this Act, the request must be in writing. (Section 702.) Written requests need not include an explanation why information is sought or the intended use of the information unless otherwise required by law. (Section 703.)*

Caln TOWNSHIP
THE HEART OF CHESTER COUNTY

ACKNOWLEDGEMENT OF TOWNSHIP TRANSFER

I, __Jennifer Breton_____, ACKNOWLEDGE THE TRANSFER OF 1560 BONDSVILLE ROAD (PARCEL NO: 39-1-18), CHESTER COUNTY, PENNSYLVANIA FROM CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA TO EAST BRANDYWINE TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA WHEREIN THE MAJORITY OF LAND AND STRUCTURE RESIDES.

AS OF NOVEMBER 2, 2017, CALN TOWNSHIP ACKNOWLEDGES THAT 1560 BONDSVILLE ROAD, DOWNINGTOWN, CHESTER COUNTY, PENNSYLVANIA IS NOW AN ADDRESS AND PARCEL LOCATED IN EAST BRANDYWINE TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA.

11/22/17
DATE

Jennifer M. Breton
SIGNATURE

IN RE: APPEAL OF	:	BEFORE THE ZONING HEARING
JEFFREY, CHERYL, JOHN	:	BOARD OF CALN TOWNSHIP
AND WENDY STIRLING	:	CHESTER COUNTY, PENNSYLVANIA
	:	FILE NUMBER 1 - 1989

DECISION

This decision is based upon the application of Jeffrey, Cheryl, John and Wendy Stirling of 1554 and 1560 Bondsville Road, Downingtown, Pennsylvania 19335 to grant a Variance under Section 155-164 (D) of the Caln Township Zoning Code to permit them to establish two separate lots which do not conform to the Lot, Yard and Coverage Regulations as set forth in Section 155-17 of the aforesaid Code.

The property is located in an R-1, Rural Residential District and at the addresses set forth above.

FINDINGS OF FACT

1. A hearing was scheduled for Tuesday, January 3, 1989 at 7:30 p. m. at the Caln Township Municipal Building, Municipal Drive, Thorndale, Pennsylvania. It was duly advertised as required by the laws of this Commonwealth and by the Code of the Township of Caln. Also, notices were given to those entitled to notice under the provisions of the Code of the Township and the premises were duly posted in accordance with law (see copy of Proof of Publication attached, notice to adjoining property owners and posted notice, all attached and marked Exhibits "B-1", "B-2" and "B-3" respectively).

2. The hearing was held as scheduled and was conducted by the Board's Chairman, John L. Deimler. Members Herbert C. Pike and Stanley F. Bowman were present and the Board was represented

LAW OFFICES
KEEN, KEEN & GOOD
COATESVILLE, PA 19320

by William R. Keen, Jr. The applicants were present and testified. They were represented by Arthur L. Sagnor, III, Esquire. Mrs. Sheri Troupe, Township Zoning Officer was also present and testified. All such testimony was taken under oath and stenographically by Court Stenographer, William Hope Handy, RPR.

3. The subject Ordinance is the Caln Township Zoning Ordinance of 1978, as amended, and set forth in the Code of the Township of Caln. The subject property is located in an R-1 Rural Residential District.

4. Applicants' introduced Exhibit A-1 indicating that they received approximately one acre from their parents by a deed dated July 1, 1988. The land acquired is Lot #1 as shown on Applicants' Exhibit A-3.

5. Lot #1 is owned by Jeffrey and Cheryl Stirling, husband and wife. Lot #2 is owned by John and Wendy Stirling, husband and wife.

6. Lot #2 is a flag lot and the applicants desire to convey the flag portion to Jeffrey and Cheryl Stirling or the owners of Lot #1. This contemplated transfer is shown on Exhibit A-3. If the variance is granted the easement line shown thereon will become the boundary line between the two properties.

7. The houses of the applicants are a double house and the existing boundary runs through the middle of the same. This is shown on Exhibit A-3. The house existed prior to the enactment of the Zoning Code.

8. The requested lot change does not conform to the Lot, Yard and Coverage Regulations as set forth in Section 155-17 of the Zoning Code. It is deficient in minimum lot area, lot width

LAW OFFICES
EN, KEEN & GOOD
ATESVILLE, PA 19320

at street line and set back line.

9. The entire tract shown on A-3 is on a knoll. The area marked A rises steeply from Bondsville Road. The only access to both of applicants' houses and a house to the South is from the area marked B.

10. The surrounding property is wooded and residential.

11. No person opposed applicants' request.

CONCLUSION AND REASONS THEREFOR

A Variance should be granted under 155-164 D of the Zoning Code. The Board finds that there are unique physical circumstances or conditions unique to this particular property being the exceptional topographical situation presented by the steep rise from Bondsville Road and the fact that the houses are located on a knoll. These conditions produce an unnecessary hardship on the applicants to have the property layed out according to the present terms of the code.

The rearrangement of the lot lines set forth a logical division of the property.

ORDER

AND NOW, this 3rd day of January, 1989, after a hearing held thereon, the Board approves the establishment of Lot #1 as shown on A-3 to include the property that lies directly to the West using as the southern boundary line that line which is shown on that exhibit as the easement line permitting two lots. Lot #2 to extend back from a frontage of 69.05 feet to a rear line of 96.98

LAW OFFICES
KEEN, KEEN & GOOD
COATESVILLE, PA 19320

feet and Lot #1 to extend back from a frontage of 89.70 feet to a rear line of 279.69 feet.

BY THE BOARD

John L. Deimler

Herbert C. Pike

Stanley F. Bowman

LAW OFFICES
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WILLIAM T. KEEN
KATHLEEN K. GOOD

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(215) 384-1422
AND
WEDGEWOOD SHOPPING CENTER
4331 WEST LINCOLN HIGHWAY
DOWNINGTOWN, PENNSYLVANIA 19335
(215) 269-1891

February 17, 1989

Arthur L. Sagnor, III, Esquire
Suite 303
One South Church Street
West Chester, PA 19382

Re: Caln Township Zoning Hearing Board -
Jeffrey Stirling et al

Dear Art:

Enclosed herewith is the Decision relative to the applications of your clients, the Stirlings. The Decision grants the request of your clients.

As I understand our notice must advise that you do have the right to appeal any portion of the Decision within 30 days from its receipt.

Best personal regards.

Sincerely,

William R. Keen, Jr.

WRK/jmd

Enclosure

LAW OFFICES
KEEN, KEEN & GOOD

WILLIAM R. KEEN, JR.
WILLIAM T. KEEN
KATHLEEN K. GOOD

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(215) 269-1891

December 8, 1988

Mr. and Mrs. Jeffrey Stirling
1560 Bondsville Road
Downingtown, Pennsylvania 19335

Dear Mr. and Mrs. Stirling:

Enclosed herein is a notice of your Zoning Hearing which will be held at the Caln Township Municipal Building, Municipal Drive, Thorndale, Pennsylvania on Tuesday evening January 3, 1989 at 7:30 P.M.

The Board looks forward to meeting with you on that date.

Sincerely,

William R. Keen, Jr.

WRK:bh
Enclosure
cc:Arthur L. Sagnor, III, Esquire
One S. Church Street, Suite 303
West Chester, Pa. 19382

LAW OFFICES
KEEN, KEEN & GOOD

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December 8, 1988

Mr. and Mrs. John Stirling
1544 Bondsville Road
Downingtown, Pennsylvania 19335

Dear Mr. and Mrs. Stirling:

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The Board looks forward to meeting with you on that date.

Sincerely,

William R. Keen, Jr.

WRK:bh
Enclosure

cc: Arthur L. Sagnor, III, Esquire
One S. Church Street, Suite 303
West Chester, Pa. 19382

December 8, 1988

Mr. William Hope Handy, RPR
Court Reporters Office
20 N. Church Street
West Chester, PA 19380

Dear Bill:

Enclosed herewith is a notice for a zoning hearing to be held in Caln Township on Tuesday, January 3, 1989, We would appreciate having you there to take the notes. If you cannot be there please have someone there in your place.

Sincerely,

William R. Keen, Jr.

WRK/jmd

Enclosure

RECEIVED NOV 28 1988

TAX PARCEL #	PROPERTY OWNER	
39-1-17	Stirling, John E. & Wendy A. 1554 Bondsville Rd. Downingtown, Pa. 19335	**PROPERTY IN QUESTION**
39-1-18	Stirling, James M. & Shirley S. 1560 Bondsville Rd. Downingtown, Pa. 19335	**PROPERTY IN QUESTION**
39-1-16	Bold, Herman A. & Elvira E. 226 E. Springer St. Phila., Pa. 19100	
39-1-19	Reiland, William H. III & Rita A. 1550 Bondsville Rd. Downingtown, Pa. 19335	
39-1-20	Grick, Donald R. & Diane M. 3403 Fisherville Rd. Downingtown, Pa. 19335	
39-1-21	Bold, Gerhard R. 237 E. Springer St. Phila., Pa. 19100	
39-1-22	Deets, Richard M. & Mary E. 3724 Fisherville Rd. R.D.#1 Downingtown, Pa. 19335	
39-1-23	Deets, Mary E. 3724 E. Fisherville Rd. Downingtown, Pa. 19335	
39-1-35	Faddis, Leon H. & Virginia M. 3623 Kings Hwy. Downingtown, Pa. 19335	
39-1-36	Story, Keith B. & Paula A. 1501 Bondsville Rd. Downingtown, Pa. 19335	
39-1-85	Story, Keith B. & Paula A. 1501 Bondsville Rd. Downingtown, Pa. 19335	

Mailed 12/8/88

IN RE: APPEAL OF	:	BEFORE THE ZONING HEARING
JEFFREY, CHERYL, JOHN	:	BOARD OF CALN TOWNSHIP
AND WENDY STIRLING	:	CHESTER COUNTY, PENNSYLVANIA
	:	FILE NUMBER 1 - 1989

DECISION

This decision is based upon the application of Jeffrey, Cheryl, John and Wendy Stirling of 1554 and 1560 Bondsville Road, Downingtown, Pennsylvania 19335 to grant a Variance under Section 155-164 (D) of the Caln Township Zoning Code to permit them to establish two separate lots which do not conform to the Lot, Yard and Coverage Regulations as set forth in Section 155-17 of the aforesaid Code.

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2. The hearing was held as scheduled and was conducted by the Board's Chairman, John L. Deimler. Members Herbert C. Pike and Stanley F. Bowman were present and the Board was represented

LAW OFFICES
KEEN, KEEN & GOOD
COATESVILLE, PA 19320

by William R. Keen, Jr. The applicants were present and testified. They were represented by Arthur L. Sagnor, III, Esquire. Mrs. Sheri Troupe, Township Zoning Officer was also present and testified. All such testimony was taken under oath and stenographically by Court Stenographer, William Hope Handy, RPR.

3. The subject Ordinance is the Caln Township Zoning Ordinance of 1978, as amended, and set forth in the Code of the Township of Caln. The subject property is located in an R-1 Rural Residential District.

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10. The surrounding property is wooded and residential.

11. No person opposed applicants' request.

CONCLUSION AND REASONS THEREFOR

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The rearrangement of the lot lines set forth a logical division of the property.

ORDER

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BY THE BOARD

John L. Deimler

Herbert C. Pike

Stanley F. Bowman

LAW OFFICES
KEEN, KEEN & GOOD
COATESVILLE, PA 19320

Janet

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(215) 269-1891

RECEIVED DEC - 9 1988

NOTICE

NOTICE is hereby given that a public hearing will be held by the Caln Township Zoning Hearing Board, Chester County, Pennsylvania on Tuesday, January 3, 1989 at 7:30 P. M. at the Caln Township Municipal Building, Municipal Drive, Thorndale, Pennsylvania to consider the application of Jeffrey, Cheryl, John and Wendy Stirling of 1560 and 1554 Bondsville Road, Downingtown, Pennsylvania 19335 to grant a Variance under Section 155-164 (D) of the Caln Township Zoning Code to permit them to establish two separate lots which do not conform to the Lot, Yard and Coverage regulations as set forth in Section 155-17 of the aforesaid Code.

The property is located in an R-1 Rural Residential District and at the addresses set forth above.

At said hearing all interested persons may appear and present any testimony they desire.

John L. Deimler, D. D. S.
Chairman
Caln Township Zoning Hearing Board

Caln Township

Municipal Building
253 Municipal Drive
Thorndale, PA 19372
384-0600

BOARD OF COMMISSIONERS
Charles O'Donnell, *President*
Kenneth Roussey, *Vice President*
Norman Borgman
Howard Rissel
Francis Summers

TOWNSHIP MANAGER
Sam Moore
ADMINISTRATIVE SECRETARY
Janet Raytik

November 28, 1988

William Keen, Esquire
236 Lincoln Highway
Coatesville, PA 19320

Dear Mr. Keen:

Enclosed please find an application for a variance for Jeffrey & Cheryl Stirling and John & Wendy Stirling, for property located at 1560 & 1554 Bondsville Rd., Downingtown, PA (Tax Parcel #39-1-17 & #39-1-18).

All fees have been paid.

Sincerely,

Cheryl Ann Lafferty

Cheryl Ann Lafferty
Clerk

Enclosures

cc Commissioners
Manager
John Deimler
Herbert Pike
Stan Bowman
Bldg. Dept.
File

LAW OFFICES
LACHALL, BRION, COHEN & LAWSON
SUITE 303
ONE SOUTH CHURCH STREET
WEST CHESTER, PA. 19382
(215) 436-9300

TELECOPIER: (215) 696-7962

JOSEPH E. BRION
JOHN L. LACHALL
RICHARD H. LAWSON
H. MICHAEL COHEN
ARTHUR L. SAGNOR III

PHILIP J. REILLY
1946-1977

RECEIVED NOV 28 1988

November 22, 1988

Sheri Troupe, Zoning Officer
Caln Township
Municipal Building
253 Municipal Drive
Thorndale, PA 19372

RE: James Stirling Property - 1554-1560 Bondsville Road, Downingtown

Dear Sheri:

Enclosed herewith please find the application of the Stirlings as well as their eleven (11) copies of the plot plan regarding the type of action they wish to have occur on their properties. You will note that I have indicated that the applicants are the co-owners being both the Stirling families.

It was my understanding from our telephone conversation that you will, on your computer, pull the list of names and addresses of all the adjoining property owners and attach it to the application. If my office is needed to notify these property owners of the hearing, please don't hesitate to contact me as I will be more than happy to do so if Caln Township does not perform said service for the applicant.

Please give me a call upon receipt of the application if you have any questions or when you are ready to schedule the hearing date. Thank you.

Respectfully,

LACHALL, BRION, COHEN & LAWSON

Arthur L. Sagnor III

ALS:jo

Enclosures

P.S. Also enclosed is $400.00 filing fee for hearing. Thank you.

CALN TOWNSHIP
ZONING HEARING BOARD
Application

Board Action Requested: Variance x . Special Exception _____

Name of Applicant JEFFREY and CHERYL STIRLING
~~JOHN and WENDY STIRLING~~

Address of Applicant (1) 1560 Bondsville Road, Downingtown, PA 19335
~~(2) 1554 Bondsville Road, Downingtown, PA 19335~~

Phone # 873-0538
~~269-0377~~

Owner of Property Same

Location of Property Bondsville Road

Zoning District R-1

Attorney for Applicant Arthur L. Sagnor III, Esquire

Address of Attorney Suite 303 - One South Church Street
West Chester, PA 19382

Section of Zoning Ordinance Involved Sections 155-17; 155-164(d)

Description of Action Requested: e. g. "wish to build an addition on my home and do not have the required side yard".

Modify existing lot lines on adjacent dwellings so that the boundary lines run directly between the dwellings for the length of the property. A variance is needed in order to effectuate the requested modification pursuant to Section 155-17 because of dimensional problems with the lots.

Jeffrey G. Stirling
Signature of Applicant

11/22/88
Date

Application must be accompanied by:

Filing Fee of $400.00
Continued hearing on same application

Plot Plan -11 copies

List of the names and addresses of all adjoining property owners of every lot on the same street 500 ft. of the lot or building and every lot not on the same street within 150 ft. of said lot or building.

Note: Application must be filed a minimum of 18 days prior to the first Tuesday of the month.

A-2

A-2

Proof of Publication of Notice in The Record

Under Newspaper Advertising Act. No. 587, Approved May 16, 1929

State of Pennsylvania
County of Chester

No. ..... Term 19.....

CHERYL WENTZ, being duly affirmed according to law, deposes and says that she is Publisher of The RECORD, a newspaper of general circulation, published at 204 East Lincoln Highway, Coatesville, PA, County and State aforesaid; that the said RECORD was established in 1908 and since that date has been regularly issued in said County, and that the printed notice or publication attached hereto is exactly the same as printed and published in the regular editions and issues of the said RECORD on the following dates viz .....

.....and 12/19 day of

12/23 A.D. 19 88

Affiant further deposes and says that he is not interested in the subject matter of the aforesaid notice or advertisement, and that all allegations in the foregoing statement as to time, place and character are true.

Cheryl Wentz

Affirmed to and subscribed before me this 3rd

day of January 1989

Joyce M. Davis

Notary Public

My Commission Expires:

NOTARIAL SEAL
JOYCE M. DAVIS, Notary Public
Coatesville, Chester County
My Commission Expires March 31, 1992

Statement of Advertising Costs

To RECORD, Dr.

For publishing the notice or publication attached hereto on the above stated dates - - - $ 40.48

Probating same ..... $ ~~3.00~~

Total ..... $ 40.48

Copy of Notice of Publication

NOTICE

NOTICE is hereby given that a public hearing will be held by the Caln Township Zoning Hearing Board, Chester County, Pennsylvania on Tuesday, January 3, 1989 at 7:30 P.M. at the Caln Township Municipal Building, Municipal Drive, Thorndale, Pennsylvania to consider the application of Jeffrey, Cheryl, John and Wendy Stirling of 1560 and 1554 Bondsville Road, Downingtown, Pennsylvania 19335 to grant a Variance under Section 155-164 (D) of the Caln Township Zoning Code to permit them to establish two separate lots which do not conform to the Lot, Yard and Coverage regulations as set forth in Section 155-17 of the aforesaid Code.

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At said hearing all interested persons may appear and present any testimony they desire.

John L. Deimler, D.D.S.
Chairman
Caln Township
Zoning Hearing Board

Dec. 19,23--2 times

Publisher's Receipt for Advertising Costs

CHERYL WENTZ, Publisher of The RECORD, a newspaper of general circulation, hereby acknowledges receipt of the aforesaid notice and publication costs and certifies that the same have been duly paid.

CHERYL WENTZ
Publisher of the RECORD
a Newspaper of General Circulation

by H. Gentile

Exhibit "B-1"

LAW OFFICES
KEEN, KEEN & GOOD

WILLIAM R. KEEN, JR.
WILLIAM T. KEEN
KATHLEEN K. GOOD

236 EAST LINCOLN HIGHWAY
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John L. Deimler, D. D. S.
Chairman
Caln Township Zoning Hearing Board

Exhibit "B-2"

LAW OFFICES
KEEN, KEEN & GOOD

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WILLIAM T. KEEN
KATHLEEN K. GOOD

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John L. Deimler, D. D. S.
Chairman
Caln Township Zoning Hearing Board

THIS NOTICE IS POSTED IN ACCORDANCE WITH LAW

Exhibit "B-3"

RECEIVED NOV 2 8 1988

TAX PARCEL #	PROPERTY OWNER	
39-1-17	Stirling, John E. & Wendy A. 1554 Bondsville Rd. Downingtown, Pa. 19335	**PROPERTY IN QUESTION**
39-1-18	Stirling, James M. & Shirley S. 1560 Bondsville Rd. Downingtown, Pa. 19335	**PROPERTY IN QUESTION**
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39-1-35	Faddis, Leon H. & Virginia M. 3623 Kings Hwy. Downingtown, Pa. 19335	
39-1-36	Story, Keith B. & Paula A. 1501 Bondsville Rd. Downingtown, Pa. 19335	
39-1-85	Story, Keith B. & Paula A. 1501 Bondsville Rd. Downingtown, Pa. 19335	

CALN TOWNSHIP
ZONING HEARING BOARD
Application

RECEIVED 1988

Board Action Requested: Variance x Special Exception ____

Name of Applicant JEFFREY and CHERYL STIRLING
~~JOHN and WENDY STIRLING~~

Address of Applicant (1) 1560 Bondsville Road, Downingtown, PA 19335 Phone # 873-0538
~~(2) 1554 Bondsville Road, Downingtown, PA 19335~~ 269-0377

Owner of Property Same

Location of Property Bondsville Road Zoning District R-1

Attorney for Applicant Arthur L. Sagnor III, Esquire

Address of Attorney Suite 303 - One South Church Street
West Chester, PA 19382

Section of Zoning Ordinance Involved Sections 155-17; 155-164(d)

Description of Action Requested: **e. g. "wish to build an addition on my home and do not have the required side yard".**

Modify existing lot lines on adjacent dwellings so that the boundary lines run directly between the dwellings for the length of the property. A variance is needed in order to effectuate the requested modification pursuant to Section 155-17 because of dimensional problems with the lots.

Jeffrey G. Stirling
Signature of Applicant

11/22/88
Date

Application must be accompanied by:

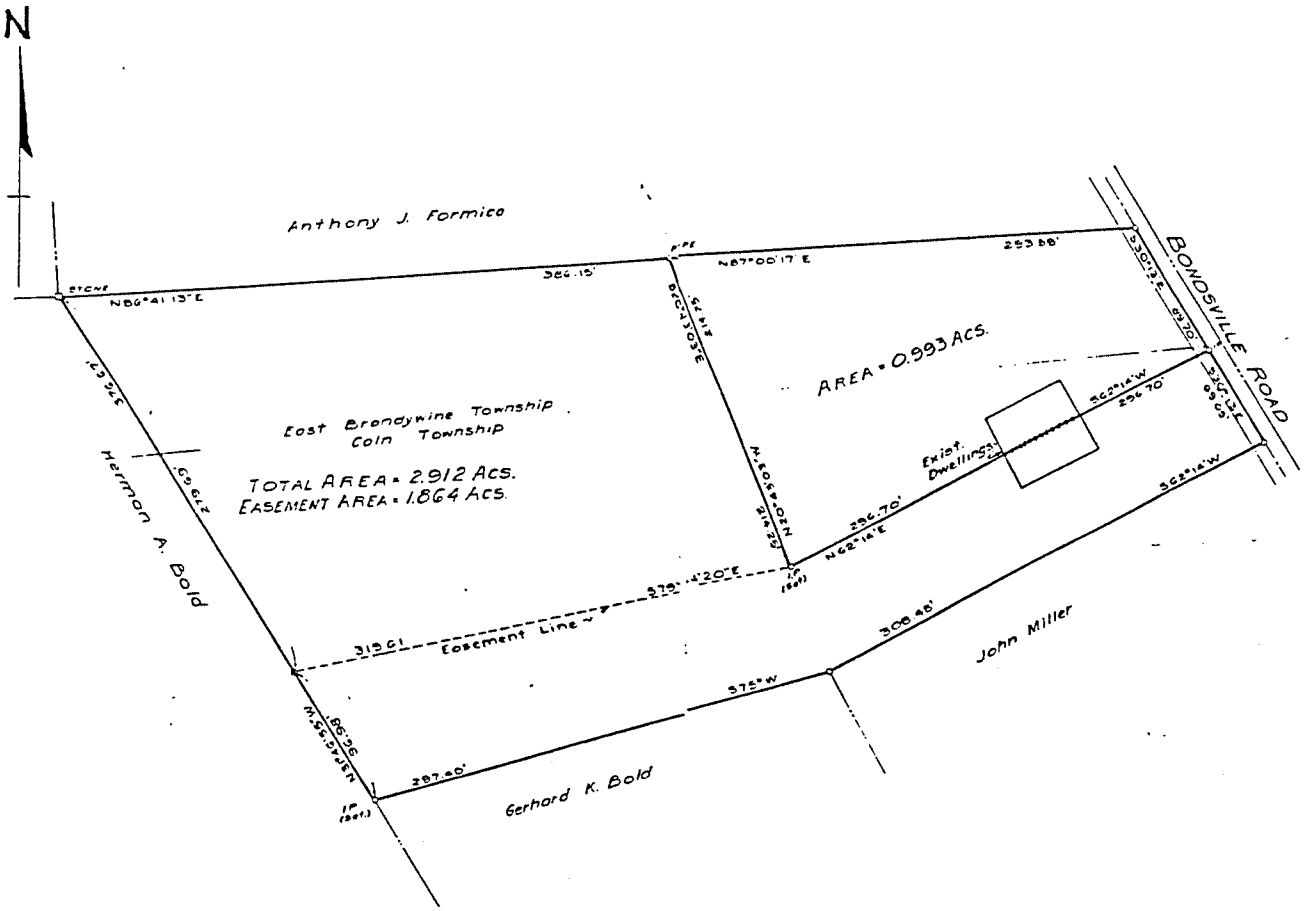
Filing Fee of $400.00
Continued hearing on same application

Plot Plan -11 copies

List of the names and addresses of all adjoining property owners of every lot on the same street 500 ft. of the lot or building and every lot not on the same street within 150 ft. of said lot or building.

Note: **Application must be filed a minimum of 18 days prior to the first Tuesday of the month.**

RECEIVED NOV 28 1988



PRESENT OWNERS

James M. & Shirley S. Stirling
1560 Bondsville Road
Downingtown, Pa. 19335
Tele. 269-0970

T.M. 39-1-17
T.M. 39-1-18

PROPERTY SURVEY FOR
JAMES STIRLING
CALN & E. BRANDYWINE TWPS. CHESTER CO., PENNA

Berger & Hayes, Inc.
CONSULTING ENGINEERS & SURVEYORS
205 BARLEY SHEAF ROAD THORNDALE PA 19372 (215)384-3870

PROPERTY SURVEY

1"=50'	1871	3311-78
10-27-78		
RED	JM.	205-60

Date 11-28-88

3596

Township Of Caln

Receipt And Proof Of Payment

GENERAL FUND

1.321.20 Health License _____

1.321.80 Cable TV _____

1.321.91 Plumbing License _____

1.321.94 Perk Test _____

1.322.81 Pole License _____

1.331.11 Vehicle Code _____

1.331.12 Vehicle Code — Speed Control _____

1.331.13 Ordinance Police _____

1.331.14 Ordinance Code Enforcement _____

1.351. Federal Grant _____

1.354. State Tax Reimbursement _____

1.357. County Grant _____

1.361.30 Zoning & Subdivision $400.00 ZONING HEARING

1.361.34 Hearing Fee _____

1.362.10 Police Service _____

1.362.41 Building Permit _____

1.362.43 Plumbing Permit _____

1.362.46 Housing Rental Fee _____

1.363.23 Street Opening Fee _____

1.363.45 Use & Occupancy _____

1.363.46 Mechanical Permit Fee _____

1.380. Miscellaneous _____

1.394.1 Refund _____

TOTAL $400.-
LACHALL, BROWN
COHEN & LAWSON
CHECK # 1413
FOR
JAMES STILLING
PROPERTY.

PAID
NOV 28 1988
PAUL WOODRUFF

Secretary _____ Treasurer _____

This Deed, Made this 1st day of July, 1988.

Between, JAMES M. STIRLING AND SHIRLEY S. STIRLING, HIS WIFE

(hereinafter called the Grantor),

AND JEFFERY O. STIRLING AND CHERYL STIRLING, HIS WIFE

(hereinafter called the Grantee).

Witnesseth, That in consideration of $1.00

in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, their heirs, successors and assigns, as tenants by the entireties.

ALL THAT CERTAIN stone dwelling and lot or tract of land situate partly in Caln Township and partly in East Brandywine Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone at the Northeasterly corner of land of Francis J. Stringer and wife, and the Southerly line of land now or formerly of William H. Cook, thence along the said Cook's land, North eighty seven degrees and four minutes East, two hundred and ninety-four and one tenth feet to an iron pin in the middle of the public road leading from Thorndale to Bondsville; thence along the middle of the said road, South thirty degrees and thirteen minutes East, eighty-nine and seven tenths feet to an iron pin; thence along the said land of Francis J. Stringer and wife the two following courses and distances; first leaving said road, South sixty-two degrees and fourteen minutes West, passing through the middle of the dividing partition separating the dwelling hereby conveyed from the adjoining dwelling owned by the said Francis J. Stringer and wife, two hundred and ninety-six and seven tenths feet to a stone, and second, North twenty degrees and thirty-one minutes West, two hundred fourteen and twenty-five hundredths feet to the place of beginning.

CONTAINING one acre of land, be the same more or less.

BEING the same premises which Joseph L. McClaskey and Elizabeth A. McClaskey, his wife by Deed dated the 14th day of June, 1961 A.D. and recorded in the Office of the Recording of the Deeds in and for the County of Chester, Pennsylvania, in Deed Book D-33 Page 151, granted and conveyed unto James M. Stirling and Shirley S. Stirling, his wife, in fee.

SUBJECT to a fourteen feet wide right of way through the above conveyed property leading to the public road, the same to be left open for the use of this and the adjoining properties.

Parent-Child transaction

And the said Grantors hereby covenant and agree that they will specially warrant the premises hereby conveyed.

TC 71 (two page) Rev 1-73

BOOK 1201 PG 75

A-1

In Witness Whereof, the said Grantor s has executed or caused these presents to be duly executed the day and year first above written.

Sealed and Delivered
In the Presence of:

WITNESS:

James M. Stirling (SEAL)
JAMES M. STIRLING

Shirley S. Stirling (SEAL)
SHIRLEY S. STIRLING

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

On this, the 1st day of July, 19 88, before me, the undersigned officer, personally appeared JAMES M. STIRLING AND SHIRLEY S. STIRLING, HIS WIFE

known to me (or satisfactorily proven) to be the person s whose name s are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

STATE OF
COUNTY OF

On this, the day of, 19, before me, the undersigned officer, personally appeared, who acknowledged himself to be the of, a corporation, and that he as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as

In Witness Whereof, I hereunto set my hand and official seal.

RECORDED
CHESTER
88 JUL 28

Deed

JAMES M. STIRLING AND SHIRLEY S. STIRLING
HIS WIFE

TO

JEFFERY G. STIRLING AND CHERYL STIRLING
HIS WIFE

Premises:
1560 BONDSVILLE RD
CALN TWP
DOWNINGTOWN, CHESTER COUNTY PENNSYLVANIA

The address of the within named Grantee is:
1560 Bondsville Road
Downingtown, PA 19335
On behalf of Grantee.

STATE OF PENNSYLVANIA,
COUNTY OF

RECORDED on this day of, A.D. 19

RECORDER OF DEEDS

in the Recorder's Office of the said County in Deed Book Vol.

page

GIVEN under my hand the seal of the said office, the date above written.

Recorder

BOOK 1201 PG 76

This Deed, Made this 1st day of July, 1988.

Between, JAMES M. STIRLING AND SHIRLEY S. STIRLING, HIS WIFE

(hereinafter called the Grantor).

AND JEFFERY O. STIRLING AND CHERYL STIRLING, HIS WIFE

(hereinafter called the Grantee).

Witnesseth, That in consideration of $ 1.00

in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, their heirs, successors and assigns, as tenants by the entireties.

ALL THAT CERTAIN stone dwelling and lot or tract of land situate partly in Caln Township and partly in East Brandywine Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone at the Northeasterly corner of land of Francis J. Stringer and wife, and the Southerly line of land now or formerly of William H. Cook, thence along the said Cook's land, North eighty seven degrees and four minutes East, two hundred and ninety-four and one tenth feet to an iron pin in the middle of the public road leading from Thorndale to Bondsville; thence along the middle of the said road, South thirty degrees and thirteen minutes East, eighty-nine and seven tenths feet to an iron pin; thence along the said land of Francis J. Stringer and wife the two following courses and distances; first leaving said road, South sixty-two degrees and fourteen minutes West, passing through the middle of the dividing partition separating the dwelling hereby conveyed from the adjoining dwelling owned by the said Francis J. Stringer and wife, two hundred and ninety-six and seven tenths feet to a stone, and second, North twenty degrees and thirty-one minutes West, two hundred fourteen and twenty-five hundredths feet to the place of beginning.

CONTAINING one acre of land, be the same more or less.

BEING the same premises which Joseph L. McClaskey and Elizabeth A. McClaskey, his wife by Deed dated the 14th day of June, 1961 A.D. and recorded in the Office of the Recording of the Deeds in and for the County of Chester, Pennsylvania, in Deed Book D-33 Page 151, granted and conveyed unto James M. Stirling and Shirley S. Stirling, his wife, in fee.

SUBJECT to a fourteen feet wide right of way through the above conveyed property leading to the public road, the same to be left open for the use of this and the adjoining properties.

Parent-Child transaction

And the said Grantors hereby covenant and agree that they will specially warrant the premises hereby conveyed.

TC 71 (two page) Rev 1-73

BOOK 1201 PG 75

A-1

A-1

In Witness Whereof, the said Grantor s has executed or caused these presents to be duly executed the day and year first above written.

Sealed and Delivered
In the Presence of:

WITNESS:

Arthur L Sayport

James M. Stirling (SEAL)
JAMES M. STIRLING

Shirley S. Stirling (SEAL)
SHIRLEY S. STIRLING

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

On this, the 1st day of July, 19 88, before me, the undersigned officer, personally appeared JAMES M. STIRLING AND SHIRLEY S. STIRLING, HIS WIFE

known to me (or satisfactorily proven) to be the person s whose name s are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

James J Swerry

STATE OF
COUNTY OF

On this, the day of , 19 , before me, the undersigned officer, personally appeared , who acknowledged himself to be the of , a corporation, and that he as such , being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as

In Witness Whereof, I hereunto set my hand and official seal.

RECORDER OF DEEDS
CHESTER
82 JUL -5

#34994

034994 Al

Deed

JAMES M. STIRLING AND SHIRLEY S. STIRLING
HIS WIFE

TO

JEFFERY G. STIRLING AND CHERYL STIRLING
HIS WIFE

Premises:
1560 BONDSVILLE RD
CALN TWP
DOWNINGTOWN, CHESTER COUNTY PENNSYLVANIA

The address of the within named Grantee is:

1560 Bondsville Road
Downingtown, PA 19335
On behalf of Grantee.

13.50 g

STATE OF PENNSYLVANIA,

COUNTY OF

RECORDED on this day of , A.D. 19

in the Recorder's Office of the said County in Deed Book Vol.

page

GIVEN under my hand the seal of the said office, the date above written.

RECORDER OF DEEDS

Recorder

BOOK 1201 PG 76