

**CALN TOWNSHIP
ZONING HEARING BOARD**

**APPLICATION OF DANA BOMBARA
(ON BEHALF OF THE PROPERTY OWNERS, ROSS AND ALICYN STUART)**

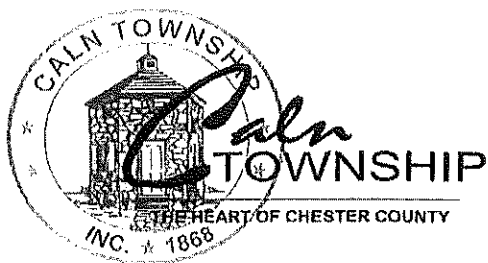
**4017 Katie Lane, Downingtown, PA
Tax Parcel No. 39-5-100**

Applicants are seeking a variance from the minimum side yard setback requirements set forth in Section 155-21.E and Matrix Chart 1 of the Caln Township Zoning Ordinance in order to construct a new 2-car garage and convert the existing garage into a home office space.

Hearing Date: Thursday, May 6, 2021, at 7:00 P.M.

EXHIBIT LIST

- B-1: Application with supporting documentation
- B-2: Proof of Publication (with Legal Notice appearing in the *Daily Local* on April 21, 2021 and April 28, 2021)
- B-3: Affidavit of Mailing Notice to neighboring property owners on April 15, 2021
- B-4: Affidavit of Posting on April 23, 2021



253 Municipal Dr, PO Box 72149, Thorndale, PA 19372
Phone: 610-384-0600 | Fax: 610-384-0617
www.calntownship.org

RECEIVED

MAR 25 2021

CODES DEPARTMENT
CALN TOWNSHIP

ZONING HEARING BOARD APPLICATION

NAME OF APPLICANT:	<u>DANE BOMBARA</u>		
DATE OF APPLICATION:	<u>03/22/2021</u>	APPLICATION #	<u>21-00129</u>
LOCATION OF PROPERTY:	<u>4017 KATIE LANE, DOWNINGTOWN, PA 19335</u>		
TAX PARCEL ID NUMBER:	<u>3905 01000000W</u>	ZONING DISTRICT:	<u>R-1</u>

TYPE OF APPLICATION:	
<input checked="" type="checkbox"/> X	ZONING VARIANCE APPLICATION
<input type="checkbox"/>	SPECIAL EXCEPTION
<input type="checkbox"/>	ZONING OFFICER APPEAL
<input type="checkbox"/>	OTHER

APPLICANT'S NAME:	<u>DANE BOMBARA</u>		
MAILING ADDRESS:	<u>3425 GARRETT ROAD, DREXEL HILL PA 19026</u>		
PHONE NUMBER:	<u>(610) - 800 - 3878</u>	FAX NUMBER:	<u></u>
E-MAIL ADDRESS:	<u>dane@buildsq.com</u>		

OWNER OF RECORD:	<u>ROSS & ALICYN STUART</u>		
MAILING ADDRESS:	<u>4017 KATIE LANE, DOWNINGTOWN, PA 19335</u>		
PHONE NUMBER:	<u>(610)-425-8169</u>	FAX NUMBER:	<u></u>
E-MAIL ADDRESS:	<u>rstuart@pennoni.com</u>		

PROJECT ATTORNEY:	<u>NOT APPLICABLE</u>		
MAILING ADDRESS:	<u></u>		
PHONE NUMBER:	<u></u>	FAX NUMBER:	<u></u>
E-MAIL ADDRESS:	<u></u>		

PROJECT ENGINEER	<u>NOT APPLICABLE</u>		
MAILING ADDRESS:	<u></u>		
PHONE NUMBER:	<u></u>	FAX NUMBER:	<u></u>
E-MAIL ADDRESS:	<u></u>		



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MAR 25 2021

CODES DEPARTMENT
CALN TOWNSHIP

#21-00129

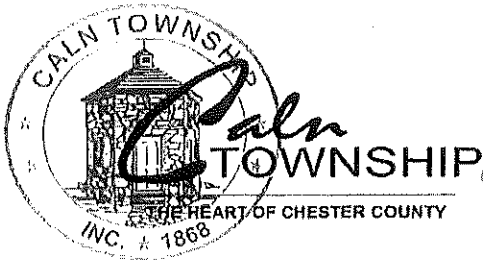
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Phone: 610-384-0600 | Fax: 610-384-0617
www.calntownship.org

BASIS FOR ZONING VARIANCE AND/OR SPECIAL EXCEPTION APPLICATION	
SECTION(s) OF ZONING ORDINANCE INVOLVED	PROVIDE A BRIEF DESCRIPTION OF ACTION REQUESTED
155-21.E & MATRIX 1	REQUESTING APPROVAL SMALL ENCROACHMENT OF ADDITION TO THE SIDE YARD SETBACK

THE APPLICANT SHALL SUBMIT THE FOLLOWING DOCUMENTATION WITH THIS APPLICATION:

- (1) ONE (1) ORIGINAL APPLICATION.
- (2) FIVE (5) COPIES OF A PLOT PLAN OR TAX MAP, ACCURATELY DRAWN TO SCALE.
- (3) FIVE (5) COPIES OF A SKETCH PLAN ILLUSTRATING THE ACTION REQUESTED.
- (4) A CD OF ALL FILES SUBMITTED WITH APPLICATION WHEN DEEMED NECESSARY.
- (5) PDF FILE OF PLAN REQUIRED WHEN DEEMED NECESSARY.
- (6) PHOTOGRAPHS OF THE PROPERTY.
- (7) PROOF OF OWNERSHIP OR THE RIGHT TO UTILIZE THE PROPERTY FOR THE ACTION REQUESTED.
- (8) THE REQUIRED APPLICATION FEE AS PRESCRIBED BY CALN TOWNSHIP.
- (9) TOWNSHIP WILL PROVIDE LIST OF NAMES AND ADDRESSES OF ALL PROPERTY OWNERS.
- (10) A DETAILED WRITTEN DESCRIPTION OF THE ACTION REQUESTED WITH THIS APPLICATION.
- (11) APPLICATION TO BE SUBMITTED WITHIN THE FIRST WEEK (PREFERABLY MONDAY OR TUESDAY OF THE MONTH PRECEDING THE DATE OF THE HEARING.

#21-00129



RECEIVED

MAR 25 2021

CODES DEPARTMENT
CALN TOWNSHIP

253 Municipal Dr, PO Box 72149, Thorndale, PA 19372
Phone: 610-384-0600 | Fax: 610-384-0617
www.calntownship.org

- (1) I HEREBY PERMIT ANY ELECTED, APPOINTED AND/OR ASSIGNED STAFF MEMBER OF CALN TOWNSHIP TO ENTER THE EXTERIOR PREMISES OF THE PROPERTY, IN WHICH THIS APPLICATION PERTAINS, FOR THE PURPOSES OF CONDUCTING SITE INSPECTIONS WHILE THE PROPOSED APPLICATION IS BEING CONSIDERED BY CALN TOWNSHIP.
- (2) I HEREBY AGREE TO PAY ALL CONSULTANT, ADMINISTRATIVE AND/OR APPLICATION FEES REQUIRED FOR THE REVIEW OF THIS APPLICATION.
- (3) I HEREBY UNDERSTAND THAT THE ZONING HEARING BOARD IS NOT OBLIGATED TO APPROVE THIS APPLICATION.

SIGNATURE OF APPLICANT OR AUTHORIZED
REPRESENTATIVE

03/21/2021

DATE OF APPLICATION

FOR MUNICIPAL USE ONLY

AUTHORIZED STAFF MEMBER: _____

APPLICATION NAME: DANE Bombara

APPLICATION # 21-00129

SUBMISSION DATE: 3/25/2021

SUBMISSION NUMBER: 21-00129

CALN TWP. FEE: \$1500.00

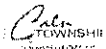
CHECK NUMBER: 1362

DATE: 3/25/2021

DATE APPLICATION WILL BE CONSIDERED BY THE TOWNSHIP ZONING HEARING BOARD: May 6, 2021

APPLICATION COMPLETENESS REVIEW: Ralph Stachura

DATE: 3/26/2021

**Caln Township**253 Municipal Drive
Thorndale, PA 19372**INVOICE #**

21-00659

INVOICE DATE: 03/25/21

DUE DATE: 04/24/21

Office Hours: 8 AM TO 4:30 PM -MON TO FRI

CUSTOMER ID: 21-00110 PIN: 798590

Ross & Alicyn Stuart
4017 KATIE LA
DOWNTOWN, PA 19335
USA**PERMIT INFORMATION**

PERMIT NO: 21-00129

LOCATION: 4017 KATIE LA

OWNER: Ross & Alicyn Stuart

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: 21-00129		
1.0000	ZON-VARI	ZONING VARIANCE RESIDENTIAL	1,500.000000	1,500.00
		Permit No: 21-00129		
		TOTAL DUE:		<u>\$ 1,500.00</u>

PAID
MAR 25 2021
CODES DEPARTMENT
CALN TOWNSHIPCheck # 1362
\$1,500.00

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

Caln Township

253 Municipal Drive
Thorndale, PA 19372Ross & Alicyn Stuart
4017 KATIE LA
DOWNTOWN, PA 19335
USAPAID
MAR 25 2021
CODES DEPARTMENT
CALN TOWNSHIPINVOICE #: 21-00659
DESCRIPTION: Permit No: 21-00129
CUSTOMER ID: 21-00110 PIN: 798590
DUE DATE: 04/24/21
TOTAL DUE: \$ 1,500.00

1362

30-7426/3140

ROSS E STUART 4017 KATIE LN
2401 SENTINEL RDG. DOWNTOWN, PA 19335 3/25/21 Date
EAGLEVILLE, PA 19403-5289

Pay to the
Order of

CALN TOWNSHIP

\$ 1,500.00

ONE THOUSAND FIVE HUNDRED & 00/100

Dollars



USAA FEDERAL SAVINGS BANK
10750 McDERMOTT FWY
SAN ANTONIO, TEXAS 78288-0544
(210) 458-8000 1-800-832-3724

For

ZONING HEARING

⑆314074269⑆

TRANSIT ROUTING NUMBER

⑈26468990⑈ 1362

ACCOUNT NUMBER



Prepared by: ✓
Record & Return to:
Icon Land Transfer, LP
557 W. Uwchlan Ave, Suite 120
Exton, PA 19341
19-12642

✓ **Being UPI number: 39-5-100**

Total Consideration: \$335,000.00
Local Transfer Tax: \$3,350.00
State Transfer Tax: \$3,350.00

This Indenture Made this 13th day of November, 2019

BETWEEN

Daniel A. Capotorto, Jr. and Stephanie H. Capotorto,
(hereinafter called the Grantors of the one part and

Ross Evans Stuart and Alicyn Marie March Stuart,
(hereinafter called the Grantees of the other part;

WITNESSETH That the said Grantors for and in consideration of the sum
of
\$ 335,000.00

lawful money of the United States of America, unto them well and truly paid by
the said Grantees, at or before the sealing and delivery hereof, the receipt whereof
is hereby acknowledged, have granted, bargained and sold, released and
confirmed, and by these presents do grant, bargain and sell, release and confirm
unto the said Grantees, their heirs and assigns as tenants by the entireties.

See Legal Description, Exhibit "A", attached hereto and made a part hereof.

Exhibit "A"

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, SITUATE in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a Final Plan of "Trestle Woods", made for P and B Developers, Inc., by Yerkes Associates, Inc., Registered Surveyors, dated May 15, 1998, last revised October 21, 1998 and recorded November 16, 1998 as Plan File No. 14685 as follows, to wit:

BEGINNING at a point at the end of Terry Lane cul-de-sac, said point being a corner of Lot No. 20; thence extending from said beginning point along Lot No. 20, North 86 degrees 39 minutes 30 seconds East 245 feet to a point in line of land of Anthony Grinder; thence extending along same, South 09 degrees 24 minutes 22 seconds West, 380.39 feet to a point, a corner of Lot No. 18; thence extending along same, North 46 degrees 53 minutes 22 seconds West, 396.21 feet to a point on the Southerly side of Terry Lane; thence extending along same the 3 following courses and distances: (1) North 43 degrees 06 minutes 38 seconds East 29.24 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 20 feet, the arc distance of 19.46 feet to a point of reverse curve; and (3) on the arc of a circle curving to the left, having a radius of 60 feet, the arc distance of 107.05 feet to the first mentioned point and place of beginning.

BEING Lot No. 19 as shown on said Plan.

UPI NO. 39-5-100

BEING the same premises which Gerry Serianni and Geri Senczy-Serianni, by Deed dated 04/20/2012 and recorded 05/08/2012 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 8421, Page 541, granted and conveyed unto Daniel A. Capotorto, Jr. and Stephanie H. Capotorto, husband and wife, as tenants by the entirety.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-course, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging or in any wise appertaining and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title interest, property, claim and demand whatsoever of the said Grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

And the said Grantors, for themselves and their heir. Do by these presents, covenant, granted and agree, to and with the said Grantees, their heirs and assigns, that they the said Grantors all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be with the appurtenances unto the said Grantees, their heirs and assigns, against them the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under, him, her, them, or any of them, shall and will

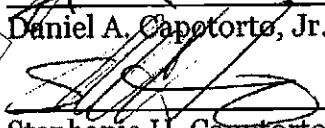
WARRANT and forever DEFEND

In Witness Whereof, the said Grantors has/have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered
In the Presence of us:



Daniel A. Capotorto, Jr.

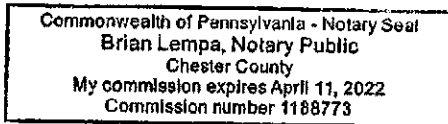


Stephanie H. Capotorto

COMMONWEALTH OF PENNSYLVANIA
County of Chester

On this, the 13th day of November, 2019, before me, a notary public, the undersigned officer, personally appeared Daniel A. Capotorto, Jr. and Stephanie H. Capotorto known to me (or satisfactorily proven) to be the persons whose name(s) is (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.





Notary Public
My Commission Expires:

DEED


Daniel A. Capotorto, Jr. and Stephanie H. Capotorto,

to

Ross Evans Stuart and Alicyn Marie March Stuart

Premises:
4017 Katie Lane
Township of Caln
County of Chester

Grantees Address:
4017 Katie Lane
Downingtown, PA 19335



On behalf of said Grantee:



March 25th, 2021

Caln Township Zoning Hearing Board

253 Municipal Drive

PO Box 721246

Thorndale, PA

19372

Phone: 610-384-0600

RE: 4017 Katie Lane – Side Yard Setback Variance

Please find attached the application and supporting documents requesting relief from the zoning code to construct an addition to the home at 4017 Katie Lane.

The project proposes constructing a new (2) car garage and converting the existing garage into a work from home office space. Due to the location of the existing driveway, exterior mechanical equipment and steep slope at the opposite side of the home, the proposed location we believe to be the most reasonable and cost-effective solution.

We are requesting relief from the side yard setback requirement of 15'-0" noted in Chapter 155 Section 21 Part E and referenced Matrix 1. This request is to accommodate the corner of the addition that will encroach this setback by approximately 2'-5". The total square footage encroaching on the setback will be approximately 18 square feet. The furthest corner of the addition would be approximately 12'-7" from the property line.

We appreciate your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dane Bombara', written over a horizontal line.

Dane Bombara, AIA

Square Architects, LLC.



STUART RESIDENCE
SITE PHOTOS





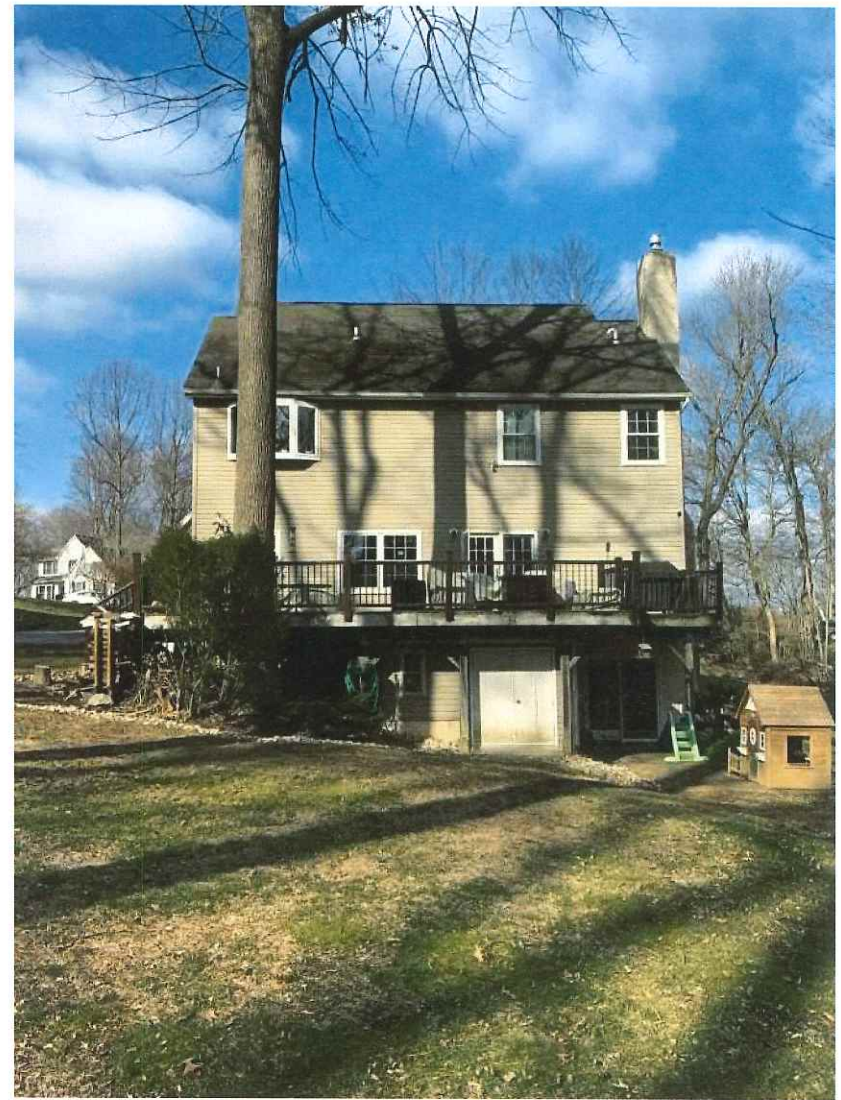
STUART RESIDENCE
SITE PHOTOS





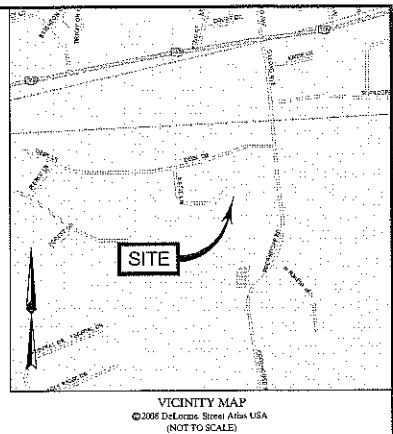
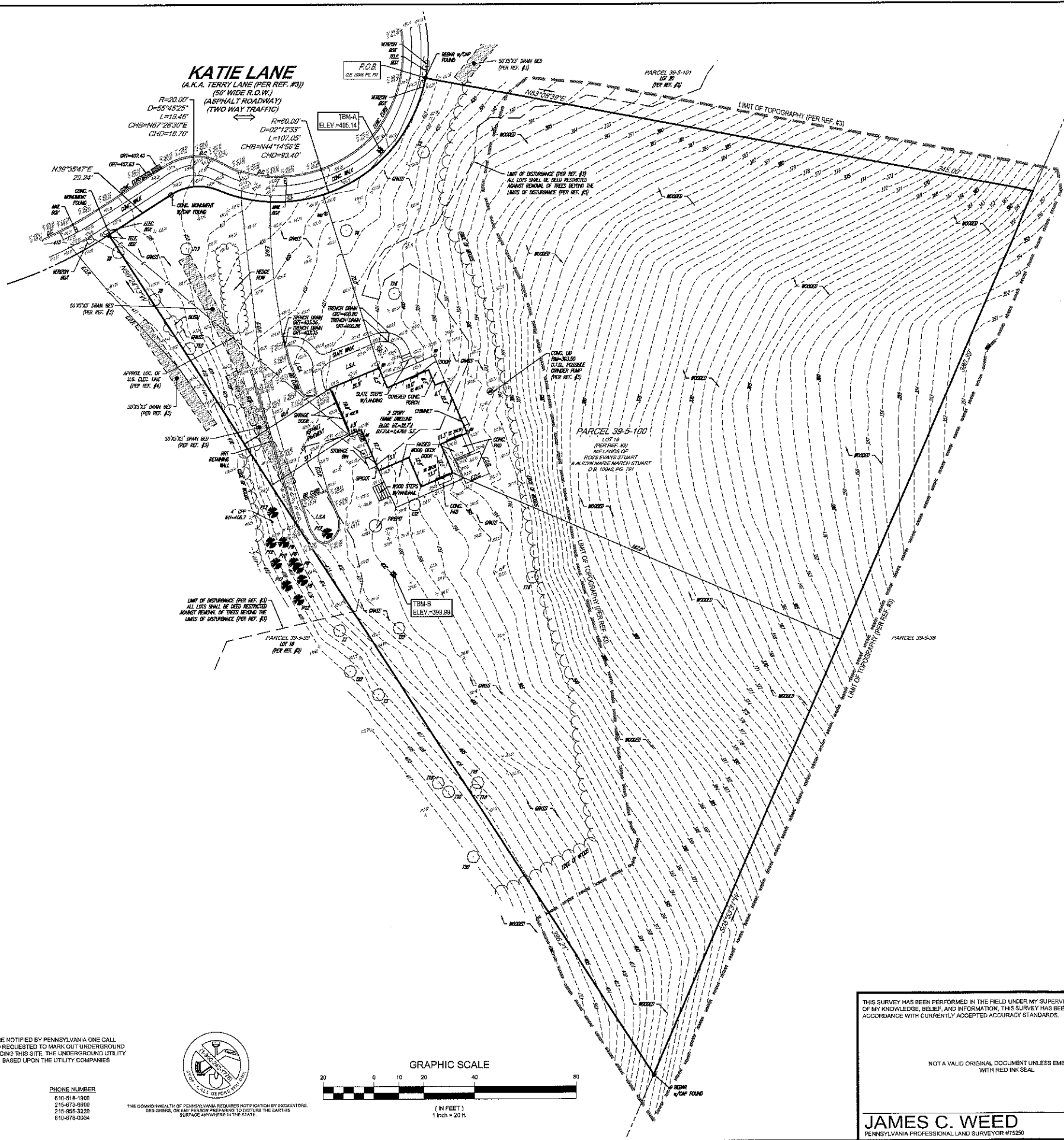
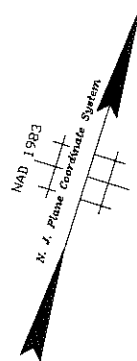
STUART RESIDENCE
SITE PHOTOS





STUART RESIDENCE
SITE PHOTOS





- NOTES:
- PROPERTY KNOWN AS PARCEL 39-5-100 AS SHOWN ON THE OFFICIAL DIGITAL TAX ASSESSOR'S MAP OF CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA.
 - AREA = 71,426 S.F. OR 1.640 AC.
 - THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGUN, UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
 - EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS OF MINIMAL FLOOD HAZARD), PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
TEMPORARY BENCHMARK SET:
TBM-A: MAG NAIL SET IN CONC. WALK ON SOUTHERLY SIDE OF KATIE LANE CUL-DE-SAC
ELEVATION = 405.14
TBM-B: DUCK SPIKE SET IN GRAVEL TO THE SOUTH OF DWELLING ON SURVEYED PROPERTY
ELEVATION = 399.99
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

- REFERENCES:
- THE OFFICIAL DIGITAL TAX ASSESSOR'S MAP OF CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA. SOURCE: browns.browns.org
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, CHESTER COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 20 OF 387, COMMUNITY-PANEL NUMBER 422247 0200 G, MAP REVISED: SEPT. 20, 2019.
 - MAP ENTITLED "FINAL PLAN OF 'TRESTLE WOODS' PLAN MADE FOR P & B DEVELOPERS, CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA" PREPARED BY YERKES ASSOCIATES, INC., DATED 05-16-1998, LAST REVISED 10-21-1998, ISSUED 11-03-1998, RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE AS FILED MAP #14885 ON 11-05-1998.
 - UNTITLED MAP SHOWING THE LOCATION OF ELECTRIC SERVICE ROUTING PROVIDED BY PECO ENERGY COMPANY.

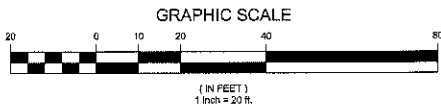
LEGEND	
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXIST. TOP OF CURB ELEVATION
	EXIST. GUTTER ELEVATION
	EXIST. TOP OF WALL ELEVATION
	EXIST. BOTTOM OF WALL ELEVATION
	EXIST. GARAGE FLOOR ELEVATION
	EXIST. DOOR SILL ELEVATION
	APPROX. LOC. UNDERGROUND ELECTRIC LINE
	DEPRESSED CURB
	WATER METER
	GAS METER
	ELECTRIC METER
	ELECTRIC BOX
	UNKNOWN MANHOLE
	AIR CONDITIONING UNIT
	VENT & NUMBER OF VENTS
	ROOF DRAIN
	MAIL BOX
	CATCH BASIN OR INLET
	DECIDUOUS TREE & TRUNK SIZE
	CONIFEROUS TREE & TRUNK SIZE
	SHRUBS
	RAIL ROAD TIE
	BELGIUM BLOCK CURB
	DEPRESSED CURB
	EDGE OF CONC.
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	LANDSCAPED AREA
	TYPICAL
	HEIGHT
	BUILDING
	BUILDING FOOTPRINT AREA

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC. (1-800-242-1779) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.

SERIAL NUMBER(S): 20210191169

UTILITY COMPANY	PHONE NUMBER
COLUMBIA GAS	610-518-1800
CONCAST CABLE	215-673-0800
VERIZON	215-555-3220
	610-678-0034



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.		FIELD DATE 01-27-2021	BOUNDARY, TOPOGRAPHIC & LOCATION SURVEY	
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RED INK SEAL		FIELD BOOK NO. 20-08	PARCEL 39-5-100	
		FIELD BOOK PG. 124	4017 KATIE LANE TOWNSHIP OF CALN COUNTY OF CHESTER COMMONWEALTH OF PENNSYLVANIA	
		FIELD DREW R.T.		
		DRAWN P.R.V./ M.T.B.	CONTROL POINT ASSOCIATES, INC. 1300 ROUTE 73, SUITE 211 MT. LAUREL, NJ 08054 WEB: 856-238-1100 FAX: 856-238-1101 WWW.CPA-SURVEY.COM	
JAMES C. WEED PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #75250		REVIEWED M.T.T.	APPROVED J.C.W.	DATE 02-15-2021
		SCALE 1"=20'	FILE NO. 05-200322-00	DWG. NO. 1 OF 1

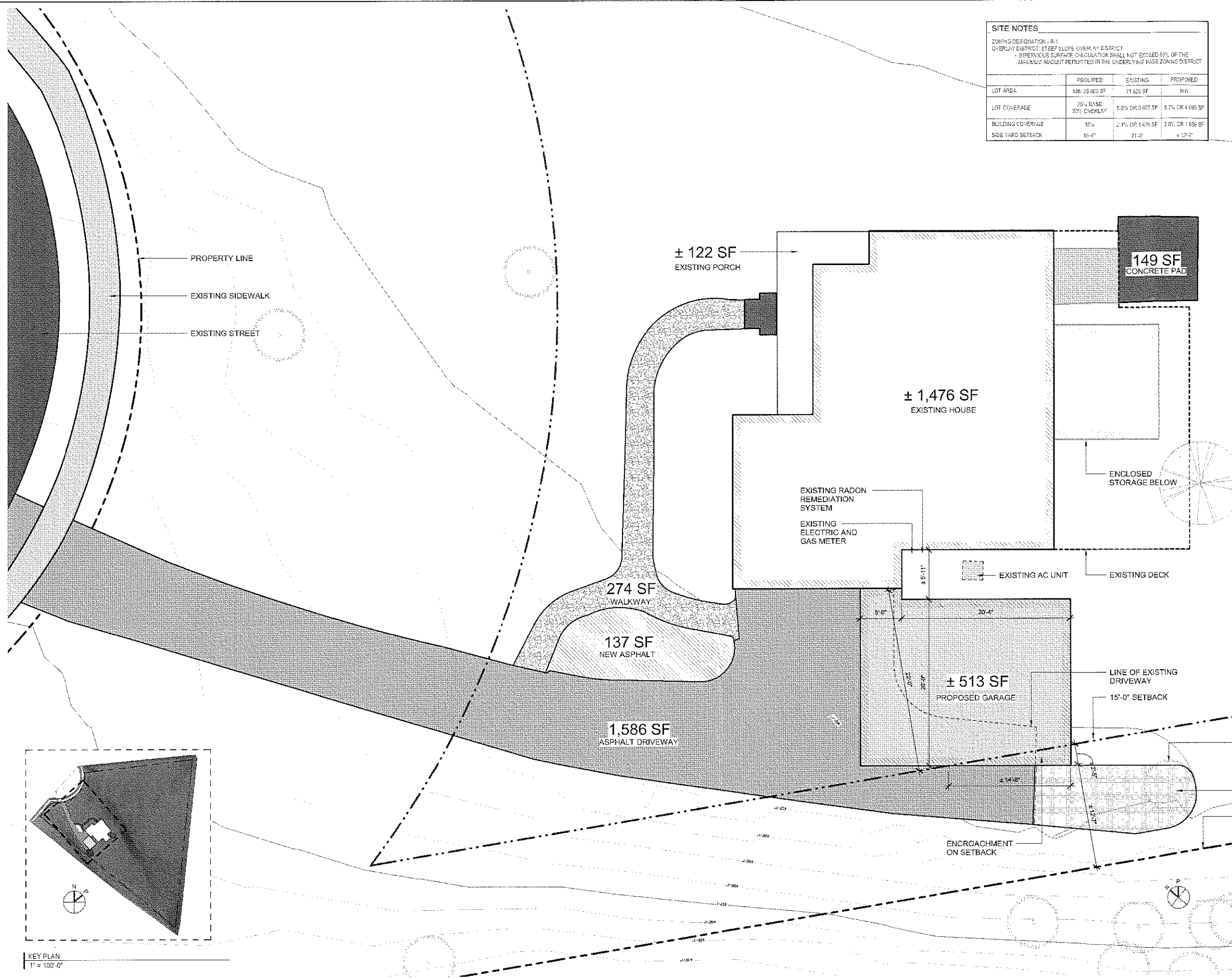


SQUARE ARCHITECTS, LLC
3425 GARRETT RD
DREXEL HILL, PA
19026

OWNER/CLIENT

ROSS STUART
4017 KATIE LANE
DOWNTOWN, PA
19335
(215)-254-7868
rstuart@pennoni.com

SITE NOTES			
ZONING DESIGNATION - R-1 OVERLAY DISTRICT STEEP SLOPE OVERLAY DISTRICT - IMPERVIOUS SURFACE CALCULATION SHALL NOT EXCEED 80% OF THE MAXIMUM AMOUNT PERMITTED IN THE UNDERLYING BASE ZONING DISTRICT			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	MIN: 25,000 SF	11,426 SF	N/A
LOT COVERAGE	25% BASE 50% OVERLAY	5.0% OR 3,007 SF	5.7% OR 4,095 SF
BUILDING COVERAGE	15%	2.1% OR 1,476 SF	2.8% OR 1,992 SF
SIDE YARD SETBACK	15'-0"	21'-0"	4'-0"



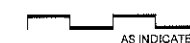
STUART RESIDENCE

GARAGE ADDITION

4017 KATIE LANE
DOWNTOWN, PA 19335

PROPOSED SITE PLAN

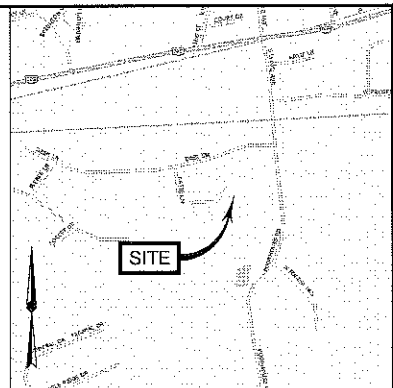
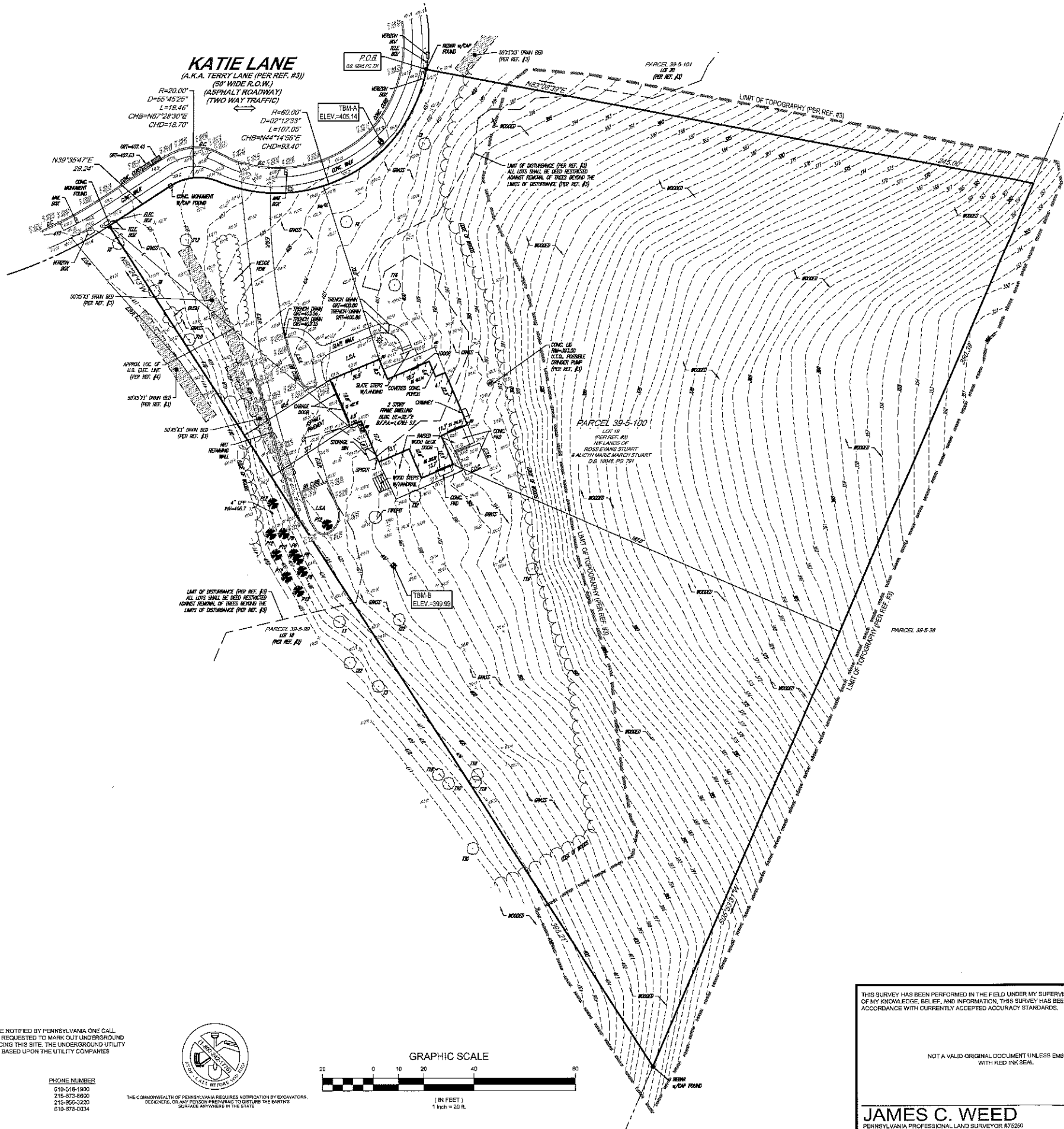
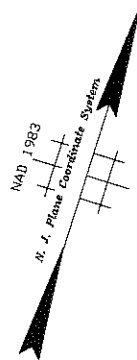
DATE: 08.22.2021
DRAWN BY: JPB
REVISIONS:



AS INDICATED
COPYRIGHT 2011 SQUARE ARCHITECTS, LLC
ALL RIGHTS RESERVED

Z1.0

EXISTING CONDITIONS
NOT FOR CONSTRUCTION



- NOTES:
- PROPERTY KNOWN AS PARCEL 39-5-100 AS SHOWN ON THE OFFICIAL DIGITAL TAX ASSESSOR'S MAP OF CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA.
 - AREA = 71,428 S.F. OR 1.640 AC.
 - THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGON, UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
 - EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS OF MINIMAL FLOOD HAZARD), PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
TEMPORARY BENCH MARKS SET:
TBM-A: MAG NAIL SET IN CONC. WALK ON SOUTHERLY SIDE OF KATIE LANE CUL-DE-SAC
ELEVATION = 405.14
TBM-B: DUCK SPIKE SET IN GRASS TO THE SOUTH OF DWELLING ON SURVEYED PROPERTY
ELEVATION = 398.85

PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

- THE OFFICIAL DIGITAL TAX ASSESSOR'S MAP OF CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA, SOURCE: stoneweb.chesaco.org.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CHESTER COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 200 OF 380, COMMUNITY-PANEL NUMBER 42247 0200 G, MAP REVISED: SEPT. 28, 2019.
- MAP ENTITLED "FINAL PLAN OF 'TRESTLE WOODS' PLAN MADE FOR P & B DEVELOPERS, CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA" PREPARED BY YERGES ASSOCIATES, INC., DATED 05-15-1998, LAST REVISED 10-21-1998, ISSUED 11-03-1998, RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE AS FILED MAP #14885 ON 11-05-1998.
- UNTITLED MAP SHOWING THE LOCATION OF ELECTRIC SERVICE ROUTING PROVIDED BY PECO ENERGY COMPANY.

- LEGEND
- EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - EXIST. TOP OF CURB ELEVATION
 - EXIST. GUTTER ELEVATION
 - EXIST. TOP OF WALL ELEVATION
 - EXIST. BOTTOM OF WALL ELEVATION
 - EXIST. GARAGE FLOOR ELEVATION
 - EXIST. DOOR SILL ELEVATION
 - APPROX. LOC. UNDERGROUND ELECTRIC LINE
 - DEPRESSED CURB
 - WATER METER
 - GAS METER
 - ELECTRIC METER
 - ELECTRIC BOX
 - UNKNOWN MANHOLE
 - AIR CONDITIONING UNIT
 - VENT & NUMBER OF VENTS
 - ROOF DRAIN
 - MAIL BOX
 - CATCH BASIN OR INLET
 - DECIDUOUS TREE & TRUNK SIZE
 - CONIFEROUS TREE & TRUNK SIZE
 - SHRUBS
 - RAIL ROAD TIE
 - BELGIUM BLOCK CURB
 - DEPRESSED CURB
 - EDGE OF CONC.
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - LANDSCAPED AREA
 - TYPICAL
 - HEIGHT
 - BUILDING
 - BUILDING FOOTPRINT AREA

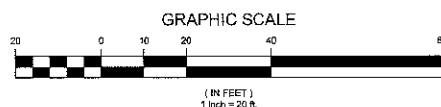
UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC. (1-800-242-1778) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 20210181168

UTILITY COMPANY
COLUMBIA GAS
COMCAST CABLE
PECO
VERIZON

PHONE NUMBER
610-618-1900
215-873-8800
215-855-5200
610-678-0034



THE COMMONWEALTH OF PENNSYLVANIA REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE SURFACE ANYWHERE IN THE STATE.



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.		FIELD DATE 01-27-2021	BOUNDARY, TOPOGRAPHIC & LOCATION SURVEY PARCEL 39-5-100	
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RED INK SEAL.		FIELD BOOK NO. 20-08	4017 KATIE LANE	
		FIELD BOOK PG. 124	TOWNSHIP OF CALN	
		FIELD CREW R.T.	COUNTY OF CHESTER	
		DRAWN: P.R.V./ M.T.B.	COMMONWEALTH OF PENNSYLVANIA	
JAMES C. WEED PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #75250		DATE 02-15-2021	CONTROL POINT ASSOCIATES, INC. 1300 ROUTE 73, SUITE 211 MT. LAUREL, NJ 08054 609.687.5599 FAX WWW.CONTROLPOINT-PA.COM	
REVIEWED: M.T.T.	APPROVED: J.C.W.	DATE 02-15-2021	SCALE 1"=20'	FILE NO. 05-200322-00
			DWS NO. 1	OF 1

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION
390 Eagleview Boulevard • Exton, PA 19341

CALN TOWNSHIP
253 Municipal DR.
THORNDALE, PA 19372
Attention:

**STATE OF PENNSYLVANIA,
COUNTY OF CHESTER**

The undersigned _____, being duly sworn the he/she is the principal clerk of Daily Local News, Daily Local News Digital, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

CALN TOWNSHIP

Published in the following edition(s):

Daily Local News	04/21/21
Daily Local News	04/28/21
Daily Local News Digital	04/21/21
Daily Local News Digital	04/28/21

NOTICE IS GIVEN that the Zoning Hearing Board of Caln Township will conduct a public hearing on Thursday, May 6, 2021, at 7:00 p.m., to consider, and potentially act on the application of Dana Bombara, on behalf of the property owners, Ross and Alicyn Stuart, for a variance from the minimum side yard setback requirements set forth in Section 155-21.E and Matrix Chart 1 of the Caln Township Zoning Ordinance in order to construct a new 2-car garage and convert the existing garage into a home office space. The property is located at 4017 Katie Lane, Downingtown, PA, further identified as Tax Parcel No. 39-5-100, and is located in the R-1 Zoning District. Due to the COVID-19 pandemic, the hearing will be conducted via the virtual platform Zoom. Information on how attendees may attend the virtual hearing and provide public comment is available on the Township's website <http://www.calntownship.org/>. If any person who wishes to attend the above hearing has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate in the hearing, he or she should contact the Township Building at (610) 384-0600 to discuss how those needs may be accommodated at least 24 hours in advance of the hearing. Copies of the application, plans and materials accompanying the application may be inspected at the Township Municipal Building by appointment only.

Unruh, Turner, Burke & Frees
Caln Township Zoning Hearing Board Solicitor
DLN 4/21, 4/28; 1a

Sworn to the subscribed before me this _____.

Notary Public, State of Pennsylvania
Acting in County of Chester

Advertisement Information

Client Id: 884881

Ad Id: 2157795

PO:

Sales Person: 018303

AFFIDAVIT OF MAILING NOTICE

**CALN TOWNSHIP
ZONING HEARING BOARD APPLICATION**

RE: APPLICATION OF DANA BOMBARA (ON BEHALF OF THE PROPERTY OWNERS, ROSS AND ALICYN STUART)

I, Kathryn A. Fidanza, hereby affirm that on April 15, 2021, I provided written notice of the May 6, 2021 Zoning Hearing Board hearing with regard to the subject application by regular, first class mail to the owners of all properties adjoining the property which is the subject of the application as noted on the list attached hereto as Exhibit A. That notice was provided in the form of a letter, copies of which are attached hereto as Exhibit B.

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: May 4, 2021


Kathryn A. Fidanza

Sworn to (or affirmed) and subscribed before me
this 4th day of May, 2021.


Notary Public

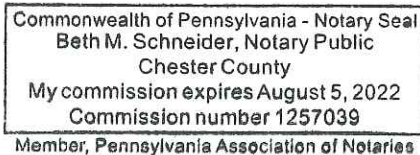


EXHIBIT “A”

List of Neighboring Property Owners

Re: Zoning Application of Dana Bombara, on behalf of the property owners, Ross and Alicyn Stuart, 4017 Katie Lane, Downingtown, PA, Tax Parcel No. 39-5-100

Property Owner

Ross Evans Stuart
Alicyn Marie March Stuart
4017 Katie Lane
Downingtown, PA 19335

Sheryl Condit
750 Righters Mill road
Penn Vally, PA 19072
TPN: 39-5-38

Brandon D. Wimble
275 S. Lloyd Ave.
Downingtown, PA 19335
TPNs: 39-5-38.1A; 39-5-38.1B

Robert J. Peppleman
Joy A. Peppleman
300 S. Lloyd Ave.
Downingtown, PA 19335
TPN: 39-5-43

Michael J. Skinner
Linday C. Skinner
5033 Deer Drive
Downingtown, PA 19335
TPN: 39-5-82

David M. Herkner
Kelli M. Herkner
5031 Deer Drive
Downingtown, PA 19335
TPN: 39-5-83

James V. Johnson
341 Washington Avenue
Downingtown, PA 19335
TPN: 39-5-84

Renuka Rajendram
5027 Deer Drive
Downingtown, PA 19335
TPN: 39-5-85

David Suaro
Mariel Suaro
5025 Deer Drive
Downingtown, PA 19335
TPN: 39-5-86

Tracey Johnson
Michael A. Fazzini
4005 Katie Lane
Downingtown, PA 19335
TPN: 39-5-94

Jacob T. White
Lauren N. White
4007 Katie Lane
Downingtown, PA 19335
TPN: 39-5-95

Colin Burgess
Christine Burgess
4009 Katie Lane
Downingtown, PA 19335
TPN: 39-5-96

Elizabeth Crockett
Lisa C. Huebner
4011 Katie Lane
Downingtown, PA 19335
TPN: 39-5-97

Bruce L. Jones, Jr.
Brandi Jones
4013 Katie Lane
Downingtown, PA 19335
TPN: 39-5-98

John H. McAleer
4015 Katie Lane
Downingtown, PA 19335
TPN: 39-5-99

Mary Patricia Strauber
f/k/a Mary Patricia Mento
Robert S. Strauber, Sr.
4010 Katie Lane
Downingtown, PA 19335
TPN: 39-5-101

Craig M. Runkle
4008 Katie Lane
Downingtown, PA 19335
TPN: 39-5-102

Michael D. Brim
Susan M. Brim
4006 Katie Lane
Downingtown, PA 19335
TPN: 39-5-103

Kevin S. Morris
Martha E. Morris
4004 Katie Lane
Downingtown, PA 19335
TPN: 39-5-104

Robert C. Meyhoefer
Brenda L. Meyhoefer
4002 Katie Lane
Downingtown, PA 19335
TPN: 39-5-105

Jesus M. DominguezMiller
Jessica S. Zaitz
5022 Deer Drive
Downingtown, PA 19335
TPN: 39-5-106

Edward M. Lucas
Virginia M. Lucas
5024 Deer Drive
Downingtown, PA 19335
TPN: 39-5-107

Richard Burns
Mary Burns
5026 Deer Drive
Downingtown, PA 19335
TPN: 39-5-108

Rachel A. Caucci
Eugene B. Caucci
5028 Deer Drive
Downingtown, PA 19335
TPN: 39-5-109

Lesley M. Lynch
5030 Deer Drive
Downingtown, PA 19335
TPN: 39-5-110

Richard Burns
Mary Burns
5026 Deer Drive
Downingtown, PA 19335
TPN: 39-5-108

Rachel A. Caucci
Eugene B. Caucci
5028 Deer Drive
Downingtown, PA 19335
TPN: 39-5-109

Lesley M. Lynch
5030 Deer Drive
Downingtown, PA 19335
TPN: 39-5-110

Dowingtown Borough
4-10 W. Lancaster Ave.
Downingtown, PA 19335
TPN: 50-2-25-E

Downingtown Municipal Water Authority
100 Water Plant Way
Downingtown, PA 19335
TPN: 50-5-25.1-E

Joseph W. Moon
Danuta T. Moon
1 N. Forest Hills
Downingtown, PA 19335
TPN: 50-2-26

Andrew P. Michael
Leanne Michael
6 S. Forest Hills
Downingtown, PA 19335
TPN: 50-2-26.5

Jonathan D. Wood
Helen V. Wood
Post Office Box 1020
Downingtown, PA 19335
TPN: 50-2-28

UPI	Owner 1	Owner 2	Local Address	Municipality	Zip Code	Mailing Address	Mailing Address	Mailing Address
39-5-38	CONDIT SHERYL		301 S LLOY CALN		19072	750 RIGHTI	PENN VALLEY PA	
39-5-38.1A	WIMBLE BRANDON D		275 S LLOY CALN		19335	275 S LLOY	DOWNINGTOWN PA	
39-5-38.1B	WIMBLE BRANDON D		279 S LLOY CALN		19335	275 S LLOY	DOWNINGTOWN PA	
39-5-43	PEPPELMA PEPPELMA		300 S LLOY CALN		19335	300 S LLOY	DOWNINGTOWN PA	
39-5-82	SKINNER M LINDSAY C		5033 DEER CALN		19335	5033 DEER	DOWNINGTOWN PA	
39-5-83	HERKNER C KELLI M		5031 DEER CALN		19335	5031 DEER	DOWNINGTOWN PA	
39-5-84	JOHNSON JAMES V		5029 DEER CALN		19335	341 WASHI	DOWNINGTOWN PA	
39-5-85	RAJENDRAM RENUKA		5027 DEER CALN		19335	5027 DEER	DOWNINGTOWN PA	
39-5-86	SAURO DA' MARIEL		5025 DEER CALN		19335	5025 DEER	DOWNINGTOWN PA	
39-5-94	JOHNSON T FAZZINI MI		4005 KATIE CALN		19335	4005 KATIE	DOWNINGTOWN PA	
39-5-95	WHITE JAC WHITE LAU		4007 KATIE CALN		19335	4007 KATIE	DOWNINGTOWN PA	
39-5-96	BURGESS C CHRISTINE		4009 KATIE CALN		19335	4009 KATIE	DOWNINGTOWN PA	
39-5-97	CROCKETT HUEBNER I		4011 KATIE CALN		19335	4011 KATIE	DOWNINGTOWN PA	
39-5-98	JONES BRU BRANDI		4013 KATIE CALN		19335	4013 KATIE	DOWNINGTOWN PA	
39-5-99	MCALDER JOHN H		4015 KATIE CALN		19335	4015 KATIE	DOWNINGTOWN PA	
39-5-100	STUART RC STUART AL		4017 KATIE CALN		19335	4017 KATIE	DOWNINGTOWN PA	
39-5-101	STRAUBER MENTO M		4010 KATIE CALN		19335	4010 KATIE	DOWNINGTOWN PA	
39-5-102	RUNKLE CRAIG M		4008 KATIE CALN		19335	4008 KATIE	DOWNINGTOWN PA	
39-5-103	BRIM MIC SUSAN M		4006 KATIE CALN		19335	4006 KATIE	DOWNINGTOWN PA	
39-5-104	MORRIS KE MARTHA E		4004 KATIE CALN		19335	4004 KATIE	DOWNINGTOWN PA	
39-5-105	MEYHOEFE BRENDA L		4002 KATIE CALN		19335	4002 KATIE	DOWNINGTOWN PA	
39-5-106	DOMINGUI ZAITZ JESSI		5022 DEER CALN		19335	5022 DEER	DOWNINGTOWN PA	
39-5-107	LUCAS EDV LUCAS VIRI		5024 DEER CALN		19335	5024 DEER	DOWNINGTOWN PA	
39-5-108	BURNS RIC MARY		5026 DEER CALN		19335	5026 DEER	DOWNINGTOWN PA	
39-5-109	CAUCCI RA EUGENE B		5028 DEER CALN		19335	5028 DEER	DOWNINGTOWN PA	
39-5-110	LYNCH LESLEY M		5030 DEER CALN		19335	5030 DEER	DOWNINGTOWN PA	
50-2-25	DOWNINGTOWN BOR		1375 POOF WEST BRAI		19335	4-10 W LAI	DOWNINGTOWN PA	
50-2-25.1	DOWNING WATER AU		1365 POOF WEST BRAI		19335	100 WATER	DOWNINGTOWN PA	
50-2-26	MOON JOS DANUTA T		1 FOREST F WEST BRAI		19335	1 N FOREST	DOWNINGTOWN PA	
50-2-26.5	MICHAEL A LEANNE		6 FOREST F WEST BRAI		19335	6 S FOREST	DOWNINGTOWN PA	
50-2-28	WOOD JON HELEN V		1370 POOF WEST BRAI		19335	PO BOX 10	DOWNINGTOWN PA	

EXHIBIT “B”

April 15, 2021

To: Neighboring Property Owners

RE: Zoning Application of Dana Bombara (on behalf of the property owners, Ross and Alicyn Stuart) (the "Applicant")
Property Location: 4017 Katie Lane, Downingtown, PA
Tax Parcel No. 39-5-100

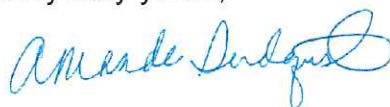
Dear Neighboring Property Owner(s):

The Applicant submitted a zoning application with the Caln Township Zoning Hearing Board on behalf of the property owners seeking variance relief pursuant to Section 155-21.E and Matrix Chart 1 of the Caln Township Zoning Ordinance in order to construct a new 2-car garage and convert the existing garage into a home office space. A copy of the public notice setting forth additional information regarding this application and the relief sought is enclosed for your reference. You are receiving this notice because your property is located in the vicinity of the subject property.

The Caln Township Zoning Hearing Board will hold a public hearing to consider, and potentially act, on this application on **Thursday, May 6, 2021, at 7:00 p.m., prevailing time, via the virtual platform Zoom.** Information on how to attend the virtual hearing and provide public comment is available on the Township's website: www.calntownship.org.

You may choose to attend the virtual hearing, but are not required to do so. If you require special accommodations for a disability in order to attend the virtual hearing, please call the Township Building at 610-384-0600 at least 24 hours in advance of the hearing in order to discuss how those needs may be accommodated.

Very truly yours,



Amanda J. Sundquist

AJS/akf
Enclosure

cc: Raymond Stackhouse, Director of Building & Life Safety

NOTICE IS GIVEN that the Zoning Hearing Board of Caln Township will conduct a public hearing on Thursday, May 6, 2021, at 7:00 p.m., to consider, and potentially act on the application of Dana Bombara, on behalf of the property owners, Ross and Alicyn Stuart, for a variance from the minimum side yard setback requirements set forth in Section 155-21.E and Matrix Chart 1 of the Caln Township Zoning Ordinance in order to construct a new 2-car garage and convert the existing garage into a home office space. The property is located at 4017 Katie Lane, Downingtown, PA, further identified as Tax Parcel No. 39-5-100, and is located in the R-1 Zoning District. Due to the COVID-19 pandemic, the hearing will be conducted *via* the virtual platform Zoom. Information on how attendees may attend the virtual hearing and provide public comment is available on the Township's website <http://www.calntownship.org/>. If any person who wishes to attend the above hearing has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate in the hearing, he or she should contact the Township Building at (610) 384-0600 to discuss how those needs may be accommodated at least 24 hours in advance of the hearing. Copies of the application, plans and materials accompanying the application may be inspected at the Township Municipal Building by appointment only.

Unruh, Turner, Burke & Frees
Caln Township Zoning Hearing Board Solicitor

AFFIDAVIT OF POSTING

**APPLICATION OF: ZONING APPLICATION OF DANA BOMBARA (ON
BEHALF OF THE PROPERTY OWNERS, ROSS AND ALICYN STUART)
TO THE CALN TOWNSHIP ZONING HEARING BOARD**

I, JOSEPH ARVAY, hereby certify that I did post notice of a hearing of the Caln Township Zoning Hearing Board to consider the zoning application of Dana Bombara (on behalf of the property owners, Ross and Alicyn Stuart). The property, located at 4017 Katie Lane, Downingtown, PA, and further identified as Tax Parcel No. 39-5-100, was posted on April 23, 2021. Photograph(s) of the posting(s) on the property are/is attached hereto and made a part hereof as Exhibit "A". A copy of the posted notice is attached hereto and made a part hereof as Exhibit "B".

This statement is made subject to the Penalties of 18 Pa C.S.A. Section 4904, relating to unsworn falsification to authorities.

Joseph Arvay
Name: JOSEPH ARVAY

Print: JOSEPH ARVAY

Title: CODES INSPECTOR

Sworn to and subscribed
before me this 23 RD
day of APRIL, 2021.

Denise Miller
NOTARY PUBLIC

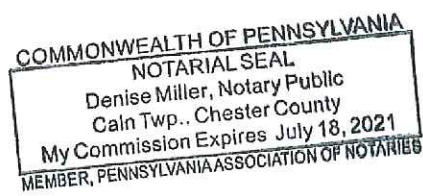


EXHIBIT "A"

Photograph(s) of Posting(s)

4017 KADE LANE 4-23-21

NOTICE IS GIVEN that the Zoning Hearing Board of Cain Township will conduct a public hearing on Thursday, May 6, 2021, at 3:00 p.m. to consider and potentially act on the application of Dana Bonczak, on behalf of the property owners, Ross and Alison Stuart, for a variance from the minimum side yard setback requirements set forth in Section 156.21 B and Master Chart I of the Cain Township Zoning Ordinance in order to construct a new 2-car garage and convert the existing garages into a home office space. The property is located at 4017 Kade Lane, Downingtown, PA, further identified as Tax Parcel No. 20-6-100, and is located in the R-1-Zoning District. Due to the COVID-19 pandemic, the hearing will be conducted via the virtual platform Zoom. Information on how attendees may attend the virtual hearing and provide public comment is available on the Township's website <https://cain.township.pa.us/zoom>. If any person who wishes to attend the above hearing has a disability and/or requires a sign language interpreter or other accommodation to observe or participate in the hearing, he or she should contact the Township Building at (610) 384-0920 to discuss how those needs may be accommodated at least 24 hours in advance of the hearing. Copies of the application, plans and materials accompanying the application may be inspected at the Township Municipal Building by appointment only.

Orsuk, Turner, Burke & Fries
Cain Township Zoning Hearing Board Solicitor

PROPOSED
4-23-21
11:41 AM
CA

4017 KATIE LANE 4-23-21



EXHIBIT "B"

NOTICE IS GIVEN that the Zoning Hearing Board of Caln Township will conduct a public hearing on Thursday, May 6, 2021, at 7:00 p.m., to consider, and potentially act on the application of Dana Bombara, on behalf of the property owners, Ross and Alicyn Stuart, for a variance from the minimum side yard setback requirements set forth in Section 155-21.E and Matrix Chart 1 of the Caln Township Zoning Ordinance in order to construct a new 2-car garage and convert the existing garage into a home office space. The property is located at 4017 Katie Lane, Downingtown, PA, further identified as Tax Parcel No. 39-5-100, and is located in the R-1 Zoning District. Due to the COVID-19 pandemic, the hearing will be conducted via the virtual platform Zoom. Information on how attendees may attend the virtual hearing and provide public comment is available on the Township's website <http://www.calntownship.org/>. If any person who wishes to attend the above hearing has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate in the hearing, he or she should contact the Township Building at (610) 384-0600 to discuss how those needs may be accommodated at least 24 hours in advance of the hearing. Copies of the application, plans and materials accompanying the application may be inspected at the Township Municipal Building by appointment only.

Unruh, Turner, Burke & Frees
Caln Township Zoning Hearing Board Solicitor

posted
4-23-21
11⁰⁰ AM
JA