

West Brandywine Township
198 Lafayette Road
Coatesville, PA 19320
Phone: 610-380-8200 Fax: 610-384-4934

ZONING HEARING APPLICATION

Name of applicant: _____ Date: _____

Address of applicant: _____

Telephone number of applicant: _____

Owner of property: _____

Address of owner: _____

Telephone number of owner: _____

Exact location of property: _____

Tax parcel number: _____ Zoning District: _____

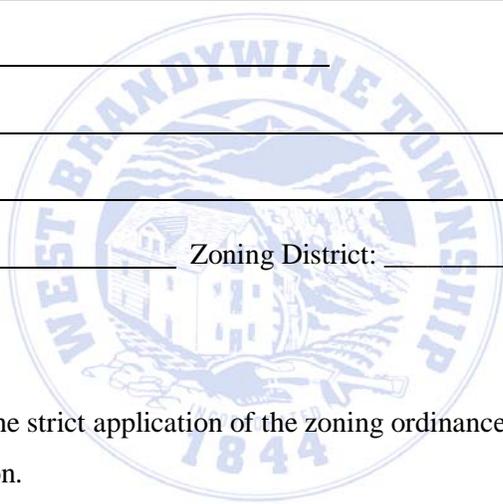
A hearing is sought to (check one):

Appeal for a variance from the strict application of the zoning ordinance.

Appeal for a special exception.

Appeal an error of the zoning officer.

List names and addresses of **all owners** of property adjoining/and or across public or private roads from property for which hearing is being sought.



State the articles, sections and specific provisions of the West Brandywine Township zoning ordinance involved in this appeal:

If this is an appeal of an error, specify the error and the interpretation you claim for the ordinance provisions involved:

If this is an appeal for a variance, include the zoning permit application denied by the zoning officer together with a statement with any supporting evidence regarding the requirements set forth in section 1905 of the ordinance. Include these as attachments to the hearing application.

If this is a request for a special exception, include a zoning permit application with all information required therein and a statement with any supporting evidence regarding the merits of the proposed location. Also show how the proposal complies with the general and specific requirements of the zoning ordinance. Include these as attachments to the hearing application.

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Filing & Review Fees (See current Fee Schedule)

Forms of payment (made out to West Brandywine Township)

- Bank cashier’s check
- Money order

Hearings are generally held approximately six (6) weeks after receipt of application and are usually scheduled for the 3rd Wednesday of the month.

West Brandywine Township

Board Of Supervisors

Carl S. Lindborg, *Chairperson*

Josef G. Obernier, Sr., *Vice-Chairperson*

Thomas J. McCaffrey, *Member*

Ronald A. Rambo, Jr., *Township Manager*
Secretary-Treasurer

RESOLUTION #38-11

WHEREAS, the Municipalities Planning Code of 1968, as amended by Act 170 of 1988, provides inter alia at Section 503 that ordinances adopted pursuant to such Code may contain provisions for the charging of review fees and that such review fees may include reasonable and necessary charges by the Municipality's professional consultants and engineers, and

WHEREAS, the said Municipalities Planning Code further provides at Section 510 (g) that a municipality may prescribe that the applicant reimburse the municipality for all reasonable and necessary expense incurred in the inspection of improvements made pursuant to the Subdivision and Land Development Ordinance, and

WHEREAS, the West Brandywine Township Subdivision and Land Development Ordinance at Section 1002 provides, inter alia, that the amount of application fee and deposit for the cost of the Township's professional consultant and engineer will be fixed by resolution adopted by the Board of Supervisors,

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of West Brandywine Township hereby establishes the initial amount of and procedure for determining and securing payment of filing and review fees with reference to all applications filed pursuant to the Township Subdivision and Land Development Ordinance:

- A. Filing Fees – At the time of filing an application for review pursuant to the Township Subdivision and Land Development Ordinance, the applicant shall pay to the Township a non-refundable filing fee and/or application fee as more particularly provided in paragraph C hereafter.
- B. In addition to the filing fee provided for above, any application filed pursuant to the Township Subdivision and Land Development Ordinance shall be accompanied by a deposit of funds to be applied to the cost, of review of such application by the Township's consultants and engineers. The initial amount of such deposit and the minimum balance to be maintained for various applications is more particularly set forth in paragraph C hereafter. The amount of such initial deposit, and any revisions to such amount, have been and will be based on a good faith estimate made by the Township in consultation with its consultants and engineers, and reflects the customary and usual rate or charge for such services in the area, but in no event will such rate or charge exceed the usual rate charged to the Township by such consultants and engineers. Applicants shall be responsible for reimbursement to

- Escrow - \$850.00 Initial Deposit
\$3000.00 Minimum Balance
- c. A plan showing three (3) through five (5) lots;
Filing Fee - \$575.00 for the first two (2) lots, plus \$80.00 for each additional lot
Escrow - \$1,750.00 Initial Deposit
\$500.00 Minimum Balance
- d. A plan showing from six (6) through ten (10) lots;
Filing Fee - \$850.00 for the first five (5) lots, plus \$80.00 for each additional lot
Escrow - \$3,000.00 Initial Deposit
\$750.00 Minimum Balance
- e. A plan showing eleven (11) lots or more;
Filing Fee - \$1,250.00 for the first ten (10) lots, plus \$80.00 for each additional lot
Escrow - \$5,000.00 Initial Deposit for the first ten (10) lots plus \$125.00 for each additional lot
\$1,250.00 Minimum Balance
- f. A plan showing multiple family dwellings, i.e., townhouses, apartments, duplexes, twins, etc.
Filing Fee - Zero (0) through five (5) acres - \$1,250.00 plus \$75.00 per dwelling unit
Six (6) through ten (10) acres - \$1,750.00 plus \$75.00 per dwelling unit
Eleven (11) acres and more - \$2,250.00 plus \$75.00 per dwelling unit
Escrow - \$10,000.00 Initial Deposit plus \$75.00 for each dwelling unit
\$2,500.00 Minimum Balance

4. Land Development Plan

- a. A plan showing less than one (1) acre of development;
Filing Fee - \$575.00
Escrow - \$1,750.00 Initial Deposit
\$500.00 Minimum Balance
- b. A plan showing from one (1) acre through and including five (5) acres of development;
Filing Fee - \$850.00 for the first acre plus \$150.00 for each additional acre
Escrow - \$3,500.00 for the first acre plus \$275.00 for each additional acre
\$750.00 Minimum Balance
- c. A plan showing from six (6) through and including ten (10) acres of development;
Filing Fee - \$1,750.00 for the first five (5) acres plus \$125.00 for each additional acre
Escrow - \$5,000.00 for the first five (5) acres plus \$275.00 for each additional acre
\$1,500.00 Minimum Balance

- d. A plan showing eleven (11) acres or more of development;
 - Filing Fee - \$2,500.00 for the first ten (10) acres plus \$125.00 for each additional acre
 - Escrow - \$7,000.00 for the first ten (10) acres plus \$275.00 for each additional acre.
 - \$2,000.00 Minimum Balance

D. Improvement Inspection Expense - Any person making improvements pursuant to an approved Subdivision and Land Development Application and Plan shall provide for the reimbursement of the Township for the reasonable and necessary expense incurred by the Township for inspection of all such improvements in the following manner. Prior to the issuance of any permit for commencement of any improvement, the applicant/developer/contractor shall deposit funds with the Township to secure the payment of the cost of inspection in accordance with the schedule set forth in E below. The initial required deposit, and any revisions thereto, shall be based on the good faith estimate of the Township made in consultation with its engineers or other applicable consultants and shall be based on the usual charge for such services in the area, but in no event shall such charge exceed the usual rate charged to the Township for such service.

1. Schedule of Current Improvement Inspection Fees

a. Subdivision Application (cash escrows with Township)

The Township, in reviewing the amount to be escrowed as part of the financial security for the construction of all subdivision improvements, shall among other things consider the anticipated engineer costs to inspect the construction of the improvements, which fees will be incurred as said construction is undertaken. The Township Engineer shall furnish to the Township an estimate of the anticipated fees.

1. For other administrative and consultants in addition to all Engineering fees;

Escrow -	\$175.00	per lot
	\$500.00	Minimum Balance

b. Land Development (cash escrows with Township)

The Township in reviewing the amount to be escrowed as part of the financial security for the construction of all a land development improvements shall among other things consider the anticipated engineer costs to inspect the construction of the improvements, which fees will be incurred as said construction is undertaken. The Township Engineer shall furnish to the Township an estimate of the anticipated fees. For other administrative and consultants in addition to all the Engineer's Fees;

1. A plan showing less than one (1) acre of development;

Escrow	\$3,500.00	Initial Deposit
	\$750.00	Minimum Balance

2. A plan showing from one (1) acre through and including five (5) acres of development;

Escrow	\$6,000.00	Initial Deposit
	\$1,500.00	Minimum Balance

3. A plan showing from six (6) through and including ten (10) acres of

development;		
Escrow -	\$7,500.00	Initial Deposit
\$1,750.00		Minimum Balance
4. A plan showing eleven (11) acres or more of development;		
Escrow -	\$15,000.00	Initial Deposit
\$3,500.00		Minimum Balance

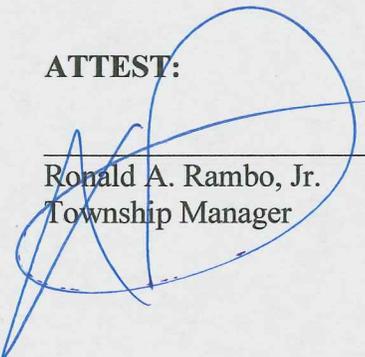
- E. Escrow deposits shall accrue interest at per current rate of lending institute where funds are being held.

- F. The Township shall charge a ten (10) percent administrative fee for the processing and mailing of all bills and/or checks associates with the review of Subdivision and Land Development Submissions by the Township appointed engineer and other professional Consultants, of which shall be deducted from the established escrows upon receipt of monthly invoices from the Township's engineers and professional consultants.

This Resolution shall replace all previous resolutions pertaining to the submission applications to the Township under the Municipalities Planning Code, the Township's Zoning and Subdivision and Land Development Ordinances and the adopted IBC for the Building appeals.

RESOLVED, this 22nd day of December, 2011 by the West Brandywine Township Board of Supervisors.

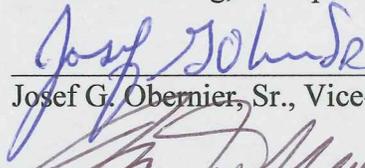
ATTEST:



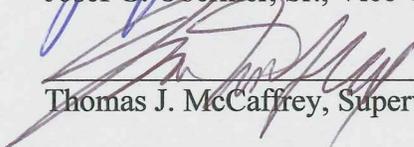
Ronald A. Rambo, Jr.
Township Manager

BOARD OF SUPERVISORS

Carl S. Lindborg, Chairperson



Josef G. Obernier, Sr., Vice-Chairperson



Thomas J. McCaffrey, Supervisor

§ 200-157. Zoning permits.

No building or structure shall be erected, constructed, reconstructed, structurally altered or moved and no land or building changed in use until a zoning permit has been secured from the Zoning Officer. Zoning permits shall be issued with a two-year life, provided that if work is not commenced or a change in use of building or land is not commenced within 90 days after issuance of the zoning permit, the permit shall automatically expire. A new permit shall be required before such work or change in use commences.

§ 200-158. Application requirements for zoning permits.

All applications for zoning permits shall be made in writing by the owner, tenant, vendee under contract of sale, or authorized agent on a form supplied by the Township. Applications shall be filed with the Zoning Officer.

A. The application shall:

- (1)** Include a statement as to the proposed use of the building or land.
- (2)** Include a site layout drawn to scale showing the location, dimensions, and height of proposed buildings, structures, or uses and any existing buildings in relation to property and street lines.
- (3)** Include the number, location and design of parking spaces and loading spaces if applicable.
- (4)** Include the size, dimensions, location and methods of illumination for signs, if applicable.
- (5)** Include any additional plans and information reasonably necessary for the Zoning Officer to ascertain whether the proposed use, change in use, erection, alteration, or addition complies with the provisions of this chapter.

B. No permit for any new use or construction which will involve the on-site disposal of sewage or waste and no permit for a change in use or an alteration which will result in an increased volume of sewage or waste to be disposed of on the site shall be issued until a certificate of approval has been issued by the Chester County Department of Health.

§ 200-159. Issuance of zoning permits.

Zoning permits shall be granted or refused within 15 days after the written application has been filed with the Zoning Officer, except as provided for special exception applications. Upon completion of the activity authorized by any zoning permit, the holder of such permit shall notify the Zoning Officer of such completion. All applications with accompanying plans and documents shall become, and be preserved as a public record, subject to the disposition by the Board of Supervisors.