

P.O. Box 1, Pocopson PA 19366
Office: 610.793.2151 Fax: 610.793.1944
www.pocopson.org

Application No.:

Applicant(s):

Samuel Rosauri

Address of Record:

3 Deblyn V Lane, West Chester, PA 19382

Telephone:

Cell Phone:

Email:

Rosauribuilders.com

Tax Parcel

63 - 3-117.11 -

Lot # (if applicable):

Location of Property
(physical address):

2 Deblyn V Lane, West Chester, PA 19382

Contact for
Applicant (if not
Applicant, i.e.,
attorney, engineer,
contractor):

Neil E. Land, Esquire

Telephone for
Contact:

610-444-4848

Email for Contact:

nel@bfmlk.com

Address for Contact:

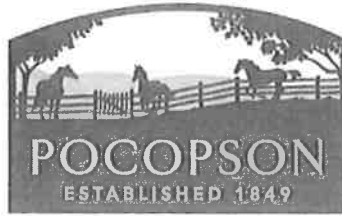
213 East State Street, Kennett Square PA 19348

Owner of Property (if
different from
Applicant):

Address of Owner:

Brief Description of
current use and
existing
improvements:

The property is currently vacant. It is a lot within
the Deblyn V subdivision.



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Present zoning
classification and
use:

The property is zoned AR Agricultural and Residential.
The lot is currently vacant

Type of Appeal (please select from the following):

- ☐ Appeal from decision of the Zoning Officer dated: _____
- ☒ Application for a variance - please specify one of the following:
- ☐ commercial ☒ residential
- ☐ Application for a Special Exception as authorized by the following Section of the Pocopson Township Zoning Code: _____
- ☐ Challenge to Validity of the Pocopson Township Zoning Code or Zoning Map
- ☐ Appeal from grant/denial of a Subdivision or Land Development Application
- ☐ Other: _____

Indicate the Section of the Zoning Code you feel the exception or variance may be allowed and state your reasons why it should be granted (including hardship incurred):

See attached Addendum

Description of proposed improvement or changes, referring to the plans submitted:

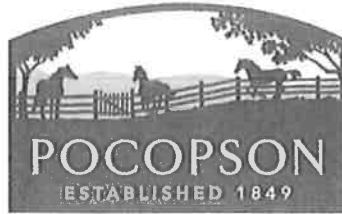
See attached Addendum

Name(s) and address(s) of all property owners on the same street within 1,000 feet (attach an additional sheet if necessary):

See attached

Name(s) and address(es) of all property owners NOT on the same street within 150 feet (attach an additional sheet if necessary):

See attached



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Zoning Hearing Board Fees: Applicant shall deposit with the Township appropriate fees for the purpose of conducting a hearing as set forth in the Township Code:

| | |
|--|---|
| Appeal from Zoning Officer Determination \$500.00 | |
| Variance fees for residential - Initial fee \$1,000.00 Fee per continuance \$500.00 | Variance fees for commercial/industrial - Initial fee \$1,500.00 Fee per continuance \$500.00 |
| Special Exception fees for residential - Initial fee \$1,000.00 Fee per continuance \$500.00 | Special Exception fees for commercial - Initial fee \$1,500.00 Fee per continuance \$500.00 |

PLEASE NOTE: If the Type of Appeal is for a Variance or a Special Exception or if it is an Appeal from Zoning Officer Determination, please submit **15 copies** of this completed and signed Application along with **15 copies** of collateral material associated with the Appeal, by example, site plans, photographs, etc.

IMPORTANT NOTE REGARDING SUBMISSION OF SITE PLANS: plans must show property lines, front, rear, and side yard setback dimensions, location of all structures on the property and location of water well and on-lot sewage facilities. Please contact the Township Secretary regarding the electronic submission of any collateral material.

The Application is deemed incomplete until all requisite copies are submitted.

PLEASE NOTE: If the applicant is not the legal owner, proof of equitable ownership must be provided with the application, i.e., agreement of sale, lease, etc. In addition, the property owner must sign the application.

12-20-23

Date

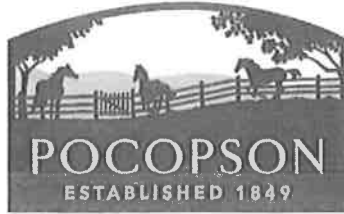
Signature of Applicant/Agent for Applicant

Samuel Rusan

PRINT NAME

Signature of Property Owner (if not the Applicant)

PRINT NAME



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www.pocopson.org

Zoning Hearing Board Application

The Zoning Hearing Board (ZHB) is a 3-member quasi-judicial board that has exclusive jurisdiction to hear appeals and render final decisions, including but not limited to: challenges to the validity of any land use ordinance, procedural questions or defects, determinations of the zoning officer, appeals from determinations of a municipal engineer or zoning officer with regard to flood plain issues and requests for variances or special exceptions. The primary purpose of the ZHB is to help assure fair and equitable application and administration of the zoning ordinance by granting relief from the literal enforcement of the ordinance in certain hardship situations.

A ZHB must limit its scope of activities to those permitted by the Pennsylvania Municipalities Planning Code (MPC) and by the local zoning ordinance.

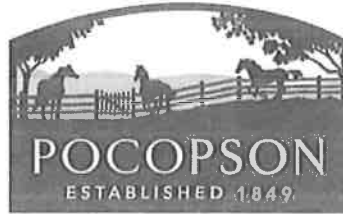
The Pocopson Township ZHB meets on an as-needed basis to fulfill its purpose. All hearings are public meetings subject to the open meetings provisions of the Sunshine Law. The ZHB has its own legal counsel who advises the board during a hearing. In accordance with the MPC, the ZHB legal counsel is an attorney other than the municipal solicitor.

Application - The form to apply for a ZHB hearing is attached herewith and is also available from the Township Office or online at www.pocopson.org. The application must be accompanied by the required fees. **PLEASE NOTE: If the applicant is not the legal owner, proof of equitable ownership must be provided with the application, i.e., agreement of sale, lease, etc. The property owner MUST sign the application.** The ZHB will schedule a public hearing on the request within 60 days of receiving the application at a date that best suits participants' schedules. Hearings are generally held at 7:30 p.m. at the Township Administrative Office.

Fees - The governing body may prescribe reasonable fees which may include notice and advertising costs and necessary administrative overhead connected with the hearing including one-half the cost for a court reporter. Fees may not include legal expenses of the ZHB, expenses for engineering, architectural, or other technical consultants or expert witness costs. The current fees for Pocopson Township are set forth on page 5 of the ZHB application.

Variances - Requests for variances where it is alleged that the provisions of the zoning ordinance inflict unnecessary hardship upon the applicant are the most common reason for ZHB hearings. The ZHB may grant a variance, provided that all of the following findings are made where relevant in a given case:

- (1) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the



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www.pocopson.org

- unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.
- (2) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
 - (3) That such unnecessary hardship has not been created by the appellant.
 - (4) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.
 - (5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

In granting any variance, the ZHB may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of this act and the zoning ordinance.

Findings - Following the hearing on a case, a written decision or findings must be rendered within 45 days. Where an application is contested or denied, it must be accompanied by a finding of fact, the conclusions based on these facts, and the reason that such conclusions were drawn to show it was reasoned and not arbitrary. A reference to the provision of any ordinance, rule or regulation relied on for any conclusion must be made along with the reason that the conclusion is appropriate for the particular case at hand.

**PLEASE COMPLETE THE PAGES THAT FOLLOW
FOR SUBMISSION TO THE TOWNSHIP.**

ADDENDUM TO ZONING HEARING BOARD APPLICATION OF SAMUEL ROSAURI

PROPERTY: 2 DEBLYN V LANE, WEST CHESTER, PA 19382

- Indicate the Section of the Zoning Code you feel the exception or variance may be allowed and state your reasons why it should be granted (including hardship incurred):

Applicant seeks one (1) variance and three (3) special exceptions to allow a single family dwelling to be constructed upon the property. Specifically, Applicant seeks the following variances:

1. A variance pursuant to Zoning Ordinance section 250-17.D(5)(b) to permit a residential lot to be developed with only one (1) disposal field where adequate area for two (2) disposal fields is required;
2. A special exception pursuant to Zoning Ordinance section 250.87.D(1)(a) to permit a 36.0% disturbance of moderately steep slope areas where 25% is permitted under the Ordinance;
3. A special exception pursuant to Zoning Ordinance section 250.87.D(1)(b) to permit 100% disturbance to steep slope margin areas where 25% is permitted under the Ordinance; and
4. A special exception pursuant to Zoning Ordinance section 250.87.D(1)(c) to permit 17% disturbance to very steep slope area, where 10% is permitted under the Ordinance.

- Description of proposed improvement or changes, referring to the plans submitted.

Applicant proposes to construct a single family dwelling, and associated driveway and parking area, on this lot. See attached plans prepared by Hillcrest Associates.

- Name(s) and address(es) of all property owners on the same street within 1,000 feet (attach an additional sheet if necessary).

See attached list.

- Name(s) and address(es) of all property owners not on the same street within 150 feet (attach an additional sheet if necessary).

See attached list.



Neil E. Land, Attorney for Applicant



Hillcrest
A SOCIETY
OF
ASSOCIATES
ARCHITECTS • ENGINEERS • LAND PLANNERS • INTERIORS
P.O. BOX 1000
MILWAUKEE, WI 53201
TEL: 414.224.1111

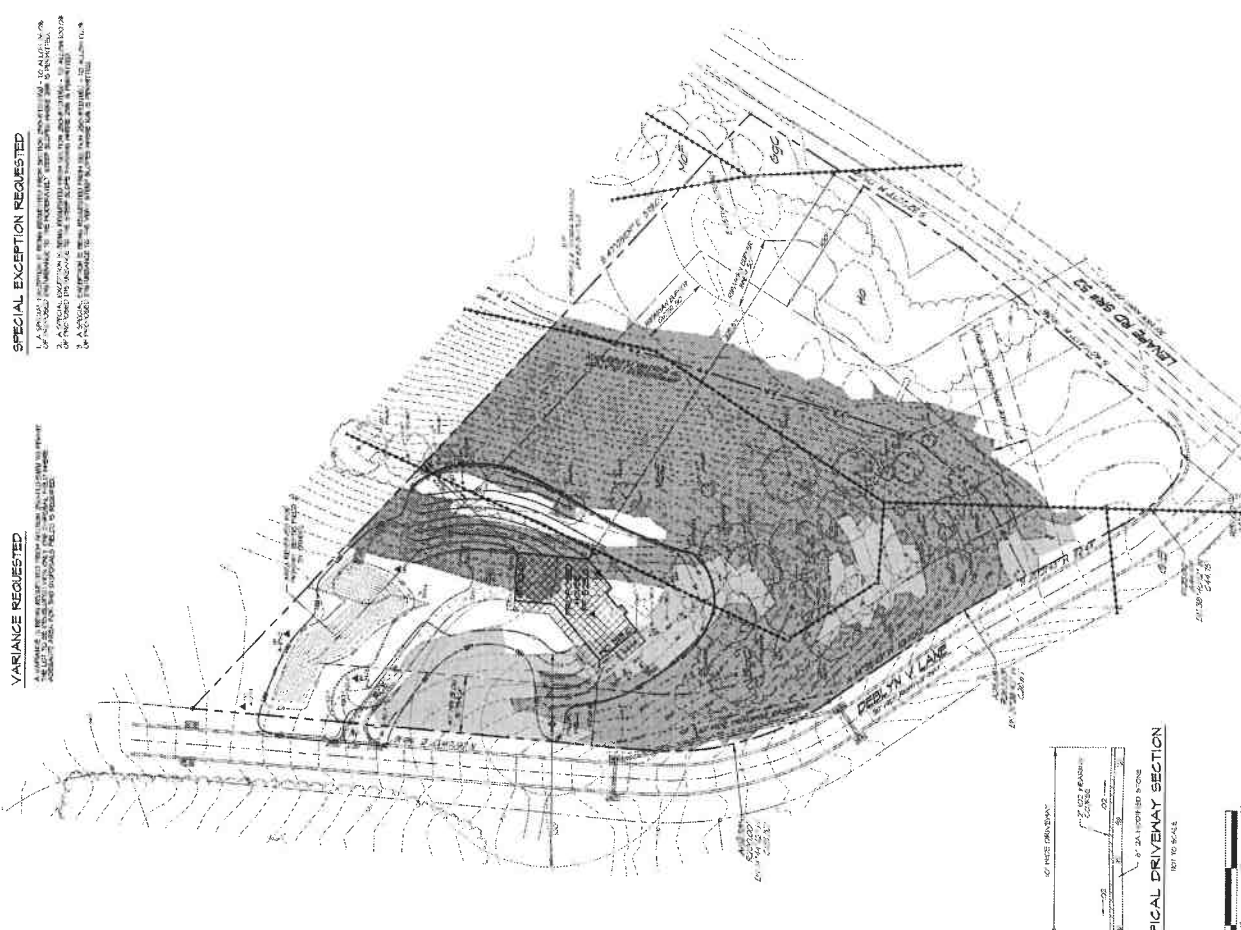
| | | | | | | | | | | | |
|-----------------|----------|-----------------|----------|-----------------|----------|-----------------|----------|-----------------|----------|-----------------|----------|
| DATE | 06-22-98 | DATE | REVISION | DATE | 06-22-98 | DATE | REVISION | DATE | 06-22-98 | DATE | REVISION |
| DRYAN BR | 06/22/98 | DRYAN BR | 06/22/98 | DRYAN BR | 06/22/98 | DRYAN BR | 06/22/98 | DRYAN BR | 06/22/98 | DRYAN BR | 06/22/98 |
| CHECKED BY: SNA | | CHECKED BY: SNA | | CHECKED BY: SNA | | CHECKED BY: SNA | | CHECKED BY: SNA | | CHECKED BY: SNA | |
| PROJ. NO. 445 | | PROJ. NO. 445 | | PROJ. NO. 445 | | PROJ. NO. 445 | | PROJ. NO. 445 | | PROJ. NO. 445 | |
| SCALE | 1"=4' | SCALE | 1"=4' | SCALE | 1"=4' | SCALE | 1"=4' | SCALE | 1"=4' | SCALE | 1"=4' |
| CAD FILE NAME: | | CAD FILE NAME: | | CAD FILE NAME: | | CAD FILE NAME: | | CAD FILE NAME: | | CAD FILE NAME: | |
| 44542.DWG | | 44542.DWG | | 44542.DWG | | 44542.DWG | | 44542.DWG | | 44542.DWG | |

[illegible][illegible][illegible]

| IMPERVIOUS SURFACE CALCULATION | |
|--------------------------------------|----------------|
| NET LOT AREA | 8,425 SF |
| MINIMUM REQUIRED IMPERVIOUS SURFACES | 2,106 SF |
| EXISTING IMPERVIOUS SURFACES | 1,000 SF |
| REQUIRED IMPERVIOUS SURFACES | 1,096 SF |
| PROPOSED IMPERVIOUS SURFACES | 1,096 SF |
| TOTAL | 6,149 SF (73%) |

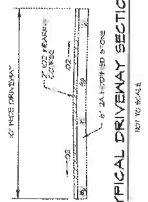
OWNER'S CERTIFICATION
I, LANDRO, INC. CERTIFY THAT I AM THE OWNER
OF THE PROPERTY HEREIN. I AM THE GRANTEE OF THIS PLAN
AND THAT THE LAND HEREIN IS NOT INCUMBED BY
THIS PLAN IS MADE AT THE DIRECTION

ENGINEER'S CERTIFICATION



SPECIAL EXCEPTION REQUESTED

VARIANCE REQUESTED



TOTAL AREA TO BE DISTURBED: 37,700 SF (0.87 AC)

**BEFORE YOU DIG ANYWHERE
IN PENNSYLVANIA**
CALL 1-800-242-1776
PA ONE CALL SYSTEM, INC.
10774-9

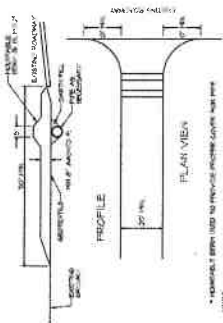
NOTES:

1. DETERMINE THE TYPE OF THE PROBLEM. IS IT A PROBLEM OF THE PRODUCTION OF THE PRODUCT, OR IS IT A PROBLEM OF THE PRODUCTION OF THE SERVICE?
2. IDENTIFY THE MAIN CAUSE OF THE PROBLEM.
3. IDENTIFY THE MAIN CAUSE OF THE PROBLEM.
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9. IDENTIFY THE MAIN CAUSE OF THE PROBLEM.
10. IDENTIFY THE MAIN CAUSE OF THE PROBLEM.

1. All work shall be completed by the date indicated on the schedule of values. The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

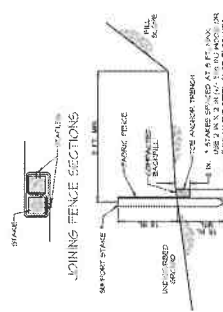
TEMPORARY SEEDING SPECIFICATIONS

1. All work shall be completed by the date indicated on the schedule of values. The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.



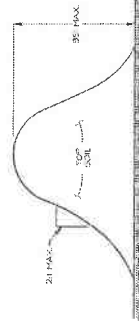
1. All work shall be completed by the date indicated on the schedule of values. The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

ROCK CONSTRUCTION ENTRANCE STANDARD DETAIL 3-1



1. All work shall be completed by the date indicated on the schedule of values. The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

STANDARD SILT FENCE (12' HIGH) STANDARD DETAIL 4-7



1. All work shall be completed by the date indicated on the schedule of values. The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

TYPICAL SOIL STOCKPILE CROSS SECTION NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES

1. All work shall be completed by the date indicated on the schedule of values. The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

Hillcrest
ASSOCIATES

1000 N. 10th St., Suite 100
Chester, PA 19380
Tel: 610-336-1100
Fax: 610-336-1101
www.hillcrestassoc.com

DAVID L. HILLCREST
No. 10000
State of Pennsylvania

EROSION & SEDIMENTATION CONTROL DETAILS

2 DEBLYN V LANE
POCCOPSON TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

DATE: 08-27-22
DRAWN BY: POCOPSON
CHECKED BY: POCOPSON
SCALE: AS NOTED
SHEET NO. 2 of 2

✓ Tax Parcel No.: 63-3-117.11
Prepared by and return to: Best Abstract, LLC
2710 Centerville Road, Suite 200
Wilmington, DE 19808
File No. 2020-8287
Consideration: \$150,000.00
Municipality Tax: \$1,500.00
State Tax: \$1,500.00



THIS INDENTURE, made the 12th day of November, 2020, in the year of our Lord, (2020);

BETWEEN,

Madelyn B. Yelton, Successor Trustee of the Revocable Trust of Bruce B. Yelton U/A February 26, 1987, (hereinafter referred to as Grantor), of the one part,

and

Samuel Rosauri, (hereinafter referred to as Grantee), of the other part,

WITNESSETH, That in consideration of the sum one hundred fifty thousand and NO/100 (\$150,000.00) in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey unto the said Grantee, his heirs and assigns, as sole owner, in fee simple;

ALL that certain lot, piece or parcel of land, situate in Pocopson Township, Chester County, Commonwealth of Pennsylvania, according to a Plan prepared by Regester Associates, Inc., dated May 31, 1989, last revised November 13, 1989, as taken from Drawaing Number Y-75, Sheet 2, and being Lot No. 12 on said Plan, as follows, to-wit:

BEGINNING at a point set on the Westerly right of way of Public Road S.R. 0052 known as Lenape Road, said road leading in a Northerly direction to Lenape and in a Southerly direction to Longwood; said point of Beginning marking a corner of this about to be described tract and a corner of Deblyn V Lane; thence leaving said point of beginning, leaving said right of way and along the Northerly right of way line of Deblyn V Lane (at 50.00 feet wide); the following seven (7) courses and distances, to-wit: (1) By a curved line curving to the right having a radius of 30.00 feet and an arc length of 47.62 feet to a point; (2) by a curved line curving to the right having a radius of 125.00 feet and an arc length of 44.99 feet to a point; (3) North 22 degrees 03 minutes 00 seconds West, crossing a 25.00 feet wide drainage easement, 112.44 feet to a point;

(4) by a curved line curving to the left having a radius of 273.63 feet and an arc length of 28.68 feet to a point; (5) North 28 degrees 17 minutes 00 seconds West, 100.00 feet to a point; (6) by a curved line curving to the right having a radius of 200.00 feet, an an arc length of 138.58 feet to a point; and (7) North 11 degrees 25 minutes 00 seconds East, 318.16 feet to a point marking a corner of this and corner of Lot No. 11; thence leaving said Deblyn V Lane and along Lot No. 11; South 40 degrees 46 minutes 27 seconds East, 573.07 feet to a point set on the Westerly side of Public Road S.R. 0052, aforementioned; thence along the Westerly side of said public road, the following (2) courses and distances: (1) South 38 degrees 41 minutes 00 seconds West, 175.88 feet to a point and (2) South 46 degrees 23 minutes 00 seconds West, 191.86 feet to a point being the first mentioned point and place of BEGINNING.

BEING known as Lot No. 12 on the said Plan.

BEING the same lands and premises which Madelyn B. Yelton, Trustee of the Trust for the Benefit of Bruce B. Yelton, created under Article 2.B.1. of the Irrevocable Trust for the Benefit of the issue of Everett B. Yelton and Madelyn B. Yelton dated March 15, 1983, by deed dated July 9, 2020 and recorded July 30, 2020, in the Office of the Recorder of Deeds, in and for Chester County, Pennsylvania, in Book 10225, Page 2389, did grant and convey unto Madelyn B. Yelton, Trustee of the Revocable Trust of Bruce B. Yelton U/A February 26, 1987, in fee. Madelyn B. Yelton is the duly appointed Successor Trustee.

SUBJECT to and together with a certain Declaration of Covenants and Restrictions for common drives and storm water management facilities as filed of record in the Office of the Recorder of Deeds, Chester County, Pennsylvania.

TOGETHER with all singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, 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 estates, 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.

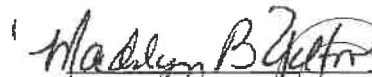
TO HAVE AND TO HOLD, the said lot or piece or ground described above, with the buildings and improvements thereon erected, hereditaments, and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his/hers/ their heirs and assigns, to and for the only proper use and behoof of the said Grantee/s, his/hers/their heirs and assigns, forever.

AND the said Grantor, heirs, executors and administrators, does hereby covenant to and with the said Grantee, heirs and assigns, that she, the said Grantor, SHALL AND WILL, by these presents, Warranty and forever, Defend the herein above described premises with the hereditaments and appurtenances unto the said Grantee, his heirs and assigns, against the said Grantor and heirs, and against all and every persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her or any of them.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed the day and year first hereinabove written.

SEALED AND DELIVERED
in the presence of us:


Witness


 (SEAL)
Madelyn B. Yelton, Successor Trustee
of the Bruce B. Yelton Revocable Trust
U/A February 26, 1987

STATE OF DELAWARE :
: ss:
COUNTY OF NEW CASTLE :

On this 12th day of November, 2020, before me, the undersigned officer, personally appeared Madelyn B. Yelton, Successor Trustee, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same of the purposes therein contained.


NOTARY PUBLIC
MY COMMISSION EXPIRES: N/A

GRANTEE ADDRESS:
1797 Yeatmans Mill Road
Newark, DE 19711

Certified by: 



COUNTY OF CHESTER PENNSYLVANIA



Find UPI Information

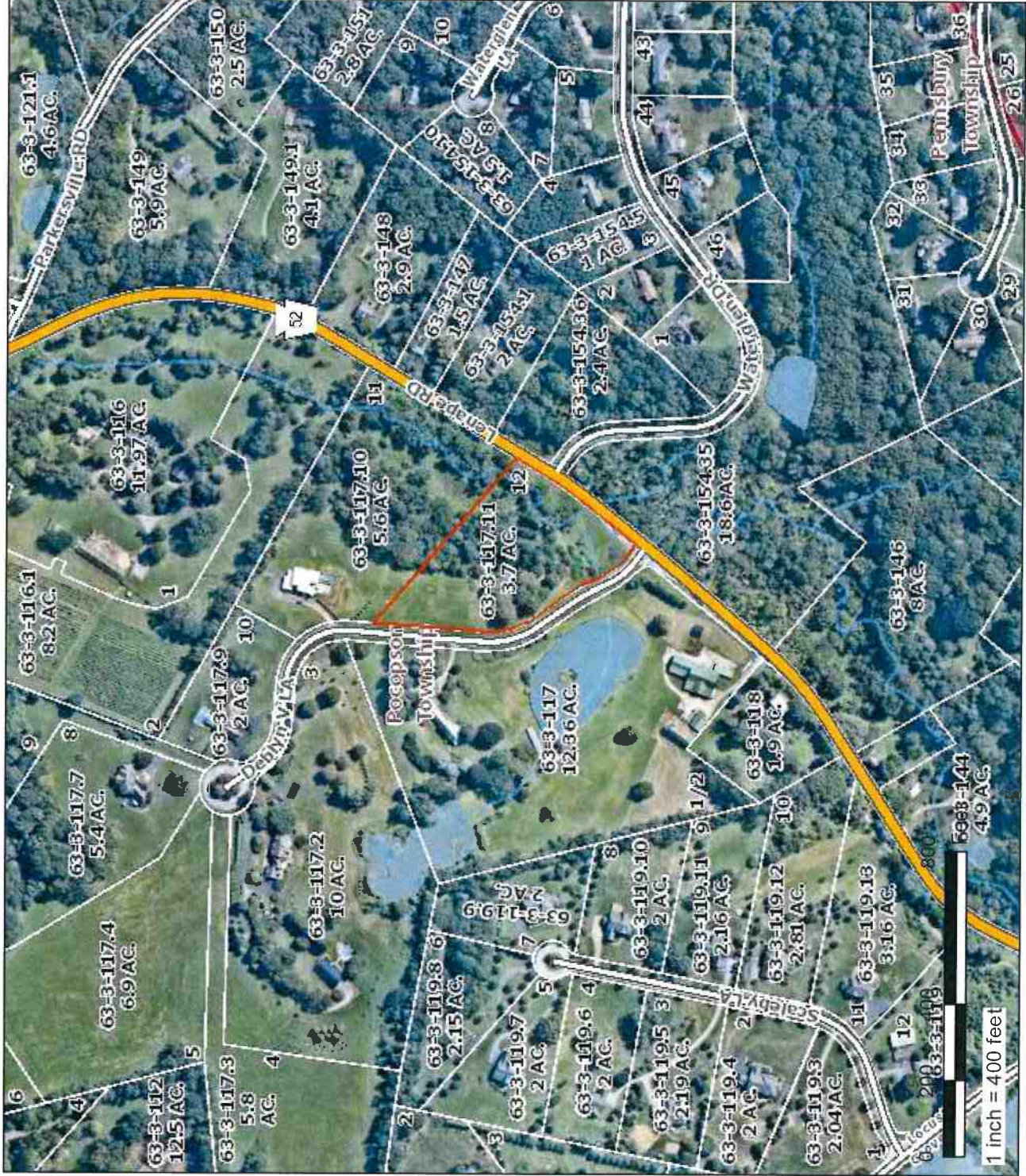
PARID: 6303 01171100
 UPI: 63-3-117.11
 Owner1: ROSAURI SAMUEL
 Owner2:
 Mail Address 1: 3 DEBLYN V LN
 Mail Address 2: WEST CHESTER PA
 Mail Address 3:
 ZIP Code: 19382
 Deed Book: 10430
 Deed Page: 426
 Deed Recorded Date: 02/03/2021
 Legal Desc 1: NW COR O F DEBLYN LN
 & LENA
 Legal Desc 2: 3.7 A C LOT 12
 Acres: 3.7
 LUC: V-10
 Lot Assessment: 2730
 Property Assessment: 0
 Total Assessment: 2730
 Assessment Date: 12/16/2022 7,49.49
 AM
 Property Address: 2 DEBLYN V LA
 Municipality: POCOPSON
 School District: Unionville-Chadds Ford

Map Created:
 Friday, November 17, 2023

County of Chester



Limitations of Liability and Use:
 County of Chester, Pennsylvania, makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein.
 For information on data sources visit the GIS.
 Services page listed at www.chesco.org/gis.



COUNTY OF CHESTER
PENNSYLVANIA



Find UPI Information

PARID: 6303 01171100
UPI: 63-3-117.11
Owner1: ROSAURI SAMUEL
Owner2:
Mail Address 1: 3 DEBLYN V LN
Mail Address 2: WEST CHESTER PA
Mail Address 3:
ZIP Code: 19382
Deed Book: 10430
Deed Page: 426
Deed Recorded Date: 02/03/2021
Legal Desc 1: NW COR OF DEBLYN LN
& LENA
Legal Desc 2: 3.7 AC LOT 12
Acres: 3.7
LUC: V-10
Lot Assessment: 2730
Property Assessment: 0
Total Assessment: 2730
Assessment Date: 12/16/2022 7:49:49
AM
Property Address: 2 DEBLYN V LA
Municipality: POCOPSON
School District: Unionville-Chadds Ford

Map Created:
Friday, November 17, 2023

County of Chester



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County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chestco.org/gis.





2 DEBLYN V LANE-LOT #12
WEST CHESTER, PA 19382

Sara Rosauri

rosauribuilders.com

PRINCIPAL

THIS PLAN IS OWNED BY ROSAURI BUILDERS & REMODELERS INC. IF YOU WOULD LIKE A PRICE ON A HOUSE DESIGN PLEASE EMAIL US AT ROSAURIBUILDERS@GMAIL.COM



2 DEBLYN V LANE-LOT #12
WEST CHESTER, PA 19382

Sam Rosauri

rosauribuilders.com

PRESIDENT

THIS PLAN IS OWNED BY ROSAURI BUILDERS & REMODELERS INC. IF YOU WOULD LIKE A PRICE ON A HOUSE DESIGN PLEASE EMAIL US AT ROSAURIBUILDERS @ GMAIL.COM



2 DEBLYN V LANE-LOT #12
WEST CHESTER, PA 19382

Sam Rosauri

PRESIDENT

rosauribuilders.com

THIS PLAN IS OWNED BY ROSAURI BUILDERS & REMODELERS INC. IF YOU WOULD LIKE A PRICE ON A HOUSE DESIGN PLEASE EMAIL US AT ROSAURIBUILDERS@GMAIL.COM



2 DEBLYN V LANE-LOT #12
WEST CHESTER, PA 19382

Sam Rosauri

rosauribuilders.com

PRESIDENT

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Castle Valley Consultants, Inc.

Engineers ♦ Planners ♦ Design Professionals

November 3, 2023

Mrs. Susan Simone, Township Secretary
Pocopson Township
P.O. Box 1
Pocopson, PA 19366

**Subject: 2 Deblyn V Lane / Tax Parcel 63-3-117.11
Zoning Review**

Dear Susan:

We are in receipt of the following information submitted on behalf of Samuel Rosauri for the construction of single-family dwelling and related lot improvements at 2 Deblyn V Lane:

1. Lines and Grades Plan for 2 Deblyn V Lane, Sheets 1 – 2, prepared by Hillcrest Associates, dated August 22, 2023.
2. Zoning Permit and related documents, dated September 23, 2023.

Project Description

The applicant/owner, Samuel Rosauri, is proposing to construct a new dwelling ($\pm 4,056$ SF), deck/patio (± 713 SF) and associated driveway ($\pm 2,446$ SF) on UPI 63-3-117.11 (± 3.7 acres). The site is located on the east side of Deblyn V Lane, north of its intersection with Lenape Road (S.R. 0052) within the RA Residential and Agricultural Zoning District. On-site water and on-site sewage disposal are proposed.

Action

Application denied.

Zoning Review

1. **Section 250-17.D.(5)(b) – Individual Septic System** – This section requires that each lot that will rely on an individual septic system shall have adequate area for two disposal fields.

The plan shows only one (1) proposed disposal field on the property.

2. **Section 250-19-B. and C. – Area and Bulk Regulations for Preexisting Parcels** – These sections establish area and bulk regulations for preexisting parcels based on net lot area.

Before determining which section applies, the net lot area, calculated in accordance with the code, must be provided. The lot area listed on Sheet 1 represents the gross lot area.

3. **Section 250-86 – Minimum Contiguous Lot Area** – This section requires each residential, residential lot served by an individual on-site sewage system to contain a minimum of 20,000 square feet of contiguous area suitable for on-site sanitary sewage disposal and groundwater recharge facilities exclusive of slopes of 20% or greater, floodplains, seasonal high water table soils.

The plan should be revised to identify the areas available for on-site sanitary sewage disposal (primary and backup) and groundwater recharge facilities. The total area available must be calculated to demonstrate that the minimum required area is provided.

4. **Section 250-87.B.(8) – Resource Area Disturbance** – This section establishes maximum allowable disturbance limits for specified resource categories.

The Natural Resource Areas table as contained on Sheet 1 of the plan and shown below indicates that the maximum allowable disturbance is exceeded for the Moderately Steep Slopes, Very Steep Slopes and Steep Slope Margin resource areas.

The table should be updated to include all resource areas as identified in this section.

NATURAL RESOURCE AREAS:

| PROTECTED NATURAL RESOURCE | AMOUNT OF LAND IN PROTECTED RESOURCE | MAXIMUM DISTURBANCE ALLOWANCE | PROPOSED DISTURBANCE |
|--|---|-------------------------------------|-------------------------|
| FLOODPLAIN: | 58,671 SF | 0% | 0 |
| MODERATELY STEEP SLOPES: | 17,053 SF | 25% (4,264 SF) | 4,432 SF (26.0%) |
| VERY STEEP SLOPES: | 69,437 SF | 10% (6,944 SF) | 14,197 SF (20.4%) |
| STEEP SLOPE MARGIN: | 10,917 SF | 25% (2,730 SF) | 10,679 SF (98.0%) |
| * WHERE RESOURCES OVERLAP, THE OVERLAPPING AREA SHOULD BE INCLUDED UNDER THE MORE RESTRICTIVE RESOURCE CATEGORY. | | | |

Figure 1 - Table from Sheet 1 of Land and Grades Plan for 2 Deblyn V Lane

5. **Section 250-87.H. and K. – Heritage Trees and Woodland/Hedgerow Protection** – These sections contains requirements pertaining to the projection of Heritage Trees and woodlands on the property.

The proposed limit of disturbance line encroaches into the existing woodlands on the property. An inventory of the woodland to be removed must be prepared to identify any impacts to Heritage Trees and associated woodlands on the property.

6. **Section 250-87.M.(1)(c) – Resource Protection Calculations** – This section requires that calculations be provided indicating the area of the site comprising each of the regulated natural resources and the area of each of such natural resources that would be disturbed or encroached upon. The calculations shall be shown on submitted plan sheet(s).

As noted above, the Natural Resource Area table on Sheet 1 must be revised to include each natural resource area.

7. **Section 250-87.M.(2) – Continued Resource Protection** – This section requires for natural resource areas protected under the terms of this section located on individual lots that, deed restrictions, conservation easements, or other permanent mechanisms acceptable to the Township shall be recorded for each lot that has such natural resource areas within its boundaries.

Deed restrictions for the continued protection of the natural resource areas must be provided in accordance with this section.

8. **Section 250-87.M.(2)(c) – Changes To Approved Plans** – This section states “all applicable plans and deeds shall include the following wording: Any structures, infrastructure, utilities, sewage disposal systems, or other proposed land disturbance indicated on the approved final plan shall only occur at the locations shown on the plan. Changes to such locations shall be subject to additional review and reapproval in accordance with the provisions of § 250-87, Chapter 250, Zoning, of the Pocopson Township Code.”

The above note should be added to the plans.

9. **Section 250-87.M.(3)(c) – Modification to Natural Resource Protection Standards** – This section establishes a process for the modification to the Natural Resource Protection Standards. For any use or activity not otherwise subject to permit or approval as provided in M(3)(a) or (b), modification(s) to the provisions of this § 250-87 may be requested in the form of an application for grant of a special exception by the Zoning Hearing Board. Such applications shall be submitted to the Township Planning Commission for review and comment prior to formal special exception application to the Zoning Hearing Board.

A grant of Special Exception Approval is required to exceed the maximum steep slope disturbance limits as identified above. Additional relief may be required once all the resource areas are identified and inventoried.

Please contact me if you have any questions or need additional information.

Sincerely,



Craig A. Kologie, AICP
Project Manager

CAK

Enclosure

cc: Fran McArdle, Pocopson Township Building Inspector (via email only franswa60@yahoo.com)
Samuel Rosauri, Rosauri Builders (via email only rosauribuilders@msn.com)
Ken Hoffman, Township Engineer (via email only khoffman@pennoni.com)

November 03, 2023

POCOP 10003

Susan Simone
Township Secretary
Pocopson Township
740 Denton Hollow Road
West Chester, PA 19350

**RE: Rosauri, 2 Deblyn V Lane
Grading Permit Plan Review**

Dear Susan:

As requested, we have reviewed the submission prepared by Hillcrest Associates in connection with the referenced project, including:

- *"Lines and Grades Plan for 2 Deblyn V Lane"* (2 sheets), dated August 22, 2023;
- Application and supporting documents.

The applicant/owner, Samuel Rosauri, is proposing to construct a new dwelling ($\pm 4,056$ SF), deck/patio (± 713 SF) and associated driveway ($\pm 2,446$ SF) on UPI 63-3-117.11 (± 3.7 acres). The site is located on the east side of Deblyn V Lane, north of its intersection with Lenape Road (S.R. 0052) within the *RA Residential and Agricultural Zoning District*. On-site water and on-site sewage disposal are proposed.

We offer the following comments:

GRADING, EROSION AND SEDIMENT CONTROL (§85)

1. §85-5.A - Existing Features – A ten (10') foot wide storm sewer easement existing onsite for the pipe connecting two inlets located on Deblyn V Lane. This easement, the two inlets and associated piping shall be added to the plan.
2. §85-5.A - Proposed Features – As provided, the proposed driveway has a cross slope that ranges from 7% to 15% from the property line past the front building setback line. Additional spot grades shall be provided to ensure the driveway is constructed with a cross slope in the 2-4% range. The LOD should be adjusted accordingly, and a driveway construction detail shall be added to the plan.
3. §85-5.A – Proposed Features – A spot shot of 314.5 is provided next to the proposed deck however no additional site grading is shown adjacent to the southern corner of the house or the proposed septic tanks. Additional spot shots and grade slopes shall be provided to ensure positive grade is provided away from the house. The LOD should be adjusted accordingly.

4. §85-5.D - A time schedule indicating the anticipated start and completion dates of the development sequence and the time of exposure of each area prior to the completion of such measures. The applicant should provide an anticipated schedule of start and end dates for each area of the project.
5. §85-7.E - The owner of any property on which any work has been done pursuant to a permit granted under this chapter shall continuously maintain and repair all graded surfaces and anti-erosion devices such as retaining walls, drainage structures or means, plantings and ground cover, installed or completed. This obligation shall apply not only to the permit holder but also to his successors in title to the property. This note shall be added to the plan.
6. §85-8.A - The permittee shall notify the Zoning Officer or Township Engineer 48 hours before commencement of work. This note shall be added to the plan.
7. §85-8.B - A final inspection shall be conducted by the Zoning Officer or Township Engineer to certify compliance with this chapter. Satisfactory compliance with this chapter shall be necessary before issuance of an occupancy permit, if applicable. A note containing this information shall be added to the plan.
8. §170-23.C – The construction and/or replacement of individual on-lot sewage disposal systems shall be subject to the issuance of appropriate permits by the Chester County Health Department or other necessary federal, state or local entities. An area on the plan is designated “Area reserved for primary septic field by others”. The applicant shall provide the permit from the Chester County Health Department to the Township documenting that the proposed septic system is approved in the location as shown.
9. §250-17.D(5)(b) – Each lot that will rely on an individual septic system shall have adequate area available (whether on-lot or via easement onto adjacent open space where permitted) for two drainage fields with percolation tests approved by the Chester County Health Department. The applicant shall provide documentation from the Chester County Health Department that percolation tests have been approved for the “Area reserved for primary septic field by others” and a reserve area. Currently the plans do not provide for a reserve area.
10. §250-87.B.(8) Regulations and Disturbance limits of Natural Resource Areas – A chart has been provided for some of the on-site natural resource areas. The chart shall be revised to include all the natural resources per this section.
11. §250-87.D.(1)(a) – No more the 25% of moderately steep slopes may be disturbed. The plan shows 26.0% of the moderately steep slopes being disturbed. The applicant will need to submit an application to request a special exception for this proposed disturbance.
12. §250-87.D.(1)(b) – No more the 25% of steep slope margins may be disturbed. The plan shows 98.0% of the steep slope margins being disturbed. The applicant will need to submit an application to request a special exception for this proposed disturbance.
13. §250-87.D.(1)(c) – No more the 10% of very steep slopes may be disturbed. The plan shows 20.4% of the very steep slopes being disturbed. The applicant will need to submit an application to request a special exception for this proposed disturbance.


14. §250-87.H – No heritage tree shall be removed from any lot or tract. An area of trees is designated to be removed however tree locations and diameters have not been provided on the plan. The applicant shall provide a tree survey within the area of proposed tree removal to confirm that no heritage trees exist.
15. §250-87.M.(1)(c) - Application of natural resource conservation standards. Calculations indicating the area of the site comprising each of any regulated natural resources and the area of each of such natural resources that would be disturbed or encroached upon. The calculations shall be shown on submitted plan sheet(s).
16. Steep Slopes – As defined, slope shall be measured over three or more two-foot contour intervals (six cumulative vertical feet of slope). It does not appear that the on-site steep slopes were calculated as required by code.
17. Existing Trees – The existing tree stand south of the proposed house was installed as part of the original subdivision of the property to satisfy the street tree requirement in place at that time. These trees shall be located and shown on the plan. It is recommended to protect the trees from disturbance. If a tree within this stand is designated to be removed, it shall be replaced in accordance to the chart per §250-87.K.(4)(b).
18. Stormwater Management. As this building lot was approved as part of an overall subdivision plan, on-lot stormwater management was not required for the construction of the house, driveway, and walkway. If **any** impervious coverage is added to this lot at a future date, stormwater management **will** be required and shall be in compliance with the code requirements in place at that time regardless of the maximum impervious coverage allowed on this lot per the "Declaration of Restrictions and Covenants of Deblyn V". A note to this affect shall be added to the plans and signed by the owner/applicant.

The comments above are based on the information currently provided. It should be noted additional comments may be issued with future submissions should it become necessary.

Should you have any further questions or comments, please contact me.

Sincerely,

PENNONI



Kenneth Hoffman, RLA

KH:shs