

**WEST BRADFORD TOWNSHIP ZONING HEARING BOARD
AGENDA**

June 5, 2024 at 7:00 PM

1. Consider and potentially act a motion to approve the "Third Amendment to Settlement Agreement among West Bradford Township, Embreeville Redevelopment, LLP and the Zoning Hearing Board of West Bradford Township"
2. Monthly hearings

APPEAL No 460: Applicant: Anthony and Sylvan Pools, on behalf of Cody J. & Rachel M. Testerman, owners of the property located at 1911 Berue Drive, Romansville, PA (TPN: 50-4Q-55) (the "Property"). Applicants are seeking; (1) a variance from Section 450-11.C(4)(a) (Area, lot width and coverage requirements) of the West Bradford Township Zoning Ordinance (the "Ordinance") to allow an increase in the maximum lot coverage for the construction of a swimming pool on the Property; (2) a variance from Section 450-65.B (Accessory Use Regulations) to allow the swimming pool to be located within five-feet of any building or structure. Applicants are requesting a 2-foot setback, whereas a minimum of 10-feet is required, as well as any other relief the Board may deem required.

APPEAL No 461: Applicant: Todd Mummert, on behalf of DC & WC Properties, owner of the property located at 1300 West Strasburg Road, West Chester, PA (TPN: 50-6P-53). Applicants are seeking a dimensional variance from Section 450-47.B(4)(a)&(b) of the Ordinance to allow a larger front yard setback than permitted, as well as any other relief the Board may deem required.