

West Bradford Township
1385 Campus Drive,
Downingtown, PA 19335

March 2, 2021

RE: Zoning Hearing #436

We have learned that entered into evidence with the West Bradford Township is a verification of residential use of the property at 1400 Hampton Drive, Downingtown PA 19335 as a Hindu monastery currently occupied by 6 monks, one of which is the spiritual leader and a junior monk, totaling 7 monks. In a later statement within the same verification it says that the address is not a public property but a private property used as a family residence - <https://www.westbradford.org/home/news/public-noticesads>

While the testimony of three of the occupants at the 2/3/21 Hearing states the use of the address and confirms the number of inhabitants it fails to comment on the following:

- At the time this verification was signed Swami Nirmalananda owned the property and has since transferred ownership
- <https://svaroop.org/vow-level-details> This link details that private membership can be applied for and access granted to 1400 Hampton Drive for visits, lunches or overnight stays
- That Lokananda (116 E. Lancaster Ave.) and 1400 Hampton Drive are interchangeable places of residence/worship with the actual conducting of yoga and courses occurring at Lancaster Ave., and the business mailing address for both being 1400 Hampton Drive

Further, when historical observations were objected to at the 2/3/21 Hearing Swami Nirmalananda was allowed to project her perspective which requires the following scrutiny:

- Rose Quinn, the previous owner/occupant babysat her grandchildren among others Mon-Fri
- On 10/25/10 Swami Nirmalananda sent a letter to Jim Lucas writing she was happy to comply with not holding yoga classes, she fully understands the zoning restrictions, likes the beauty and charm of the neighborhood and does not want to undermine it but wants to be a good member and contributor to the Township, and in addition goes on to say the building is her home and that she will include up to three additional residents
- On 10/27/10 Weichert Realtors confirmed 1400 Hampton Drive was sold as a residential property
- On 1/10/11 Swami Nirmalananda appealed the use of 1400 Hampton Drive for educational and religious use
- On 1/31/11 Swami Nirmalananda signed and agreed to not use the property for educational or religious use, that no non-resident volunteers or members of MYF or SVA were allowed to perform work or activities, that 1400 Hampton would only be used as a residential dwelling that

permits up to four unrelated persons and that the Township will have the right to enforce the Zoning Ordinance in the future

Then on 1/18/21 we received a letter from the Township that 1400 Hampton Drive was again in violation of the original stipulation and that the ownership had changed. From the Hearing on 2/3/21 we learned:

- 1400 Hampton Drive is a building
- www.mindbodyonline.com and SVA have their business mailing address as 1400 Hampton Drive – with a pointer map on the website to this address when you click on it
- Testimony by Swami Nirmalananda stated that: she is a rule follower, wants to be a good neighbor, is the spiritual head of SVA, that no Board or ownership member of the property was at the hearing, and that in conversations with the Township and HOA she was of the understanding she could do the things she's attempted to do which includes adding residents and calling the property a monastery

Finally, on 2/25/21 we received a 'small gift of supplies for a yogi tea with cookies', personalized from Swami Nirmalananda. Within the note it contained: 'Hearing your concerns touched me deeply, as did your heartfelt words of welcome. I look forward to improving our neighborly relationship from here forward'.

In summary, Swami Nirmalananda sent a signed letter on 10/25/2010 to the Township accepting the religious and educational use limitations set out in the zoning by-laws, including the number of residents. Then she appealed this forcing a Hearing notification on 1/10/2011, then signed the Township enforcement 1/31/2011 only to challenge it after signing and again now. And last, Hampton Drive residents received a gift and conciliatory note, delivered by one of the resident monks.

In conclusion, we outwardly expressed our desire to be neighborly at the last hearing. However, living in this neighborhood has obligations and costs which we all must bear equally. We have bought and sold 2 separate homes in Brandywine Ridge using a real estate broker/title company/attorney, reading and signing all documents. The 450-12 R-1C zoning was an important factor in choosing this location twice. As a result, we formally request that the zoning by-laws that we abide by be enforced and respected by 1400 Hampton Drive and its residents including the use of the property, the capacity of 4 unrelated individuals and the payment of applicable school board taxes.

Sincerely,

Chris & Donna Bruch

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1408 Hampton Drive,
Downingtown PA 19335