WEST BRADFORD TOWNSHIP
ZONING HEARING BOARD

APPLICATION OF KYLE RING – Appeal No. 437
1311 Creagh Knoll Terrace
Tax Parcel No.: 50-6A-103

Applicant is seeking a variance from Section 450-65(E) of the West Bradford Township Zoning Ordinance in order to construct a retaining wall, not to exceed 8-feet, within the rear yard setback.

Hearing Date: Wednesday, May 5, 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 13, 2021 and April 26, 2021)

B-3: Affidavit of Mailing Notice to neighboring property owners on April 19, 2021

B-4: Affidavit of Posting on April 23, 2021

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HEARINGS HELD FIRST WEDNESDAY OF EACH MONTH AT 7PM, AS NEEDED
(Complete application with documentation due 4 weeks prior to this date)

Validity Challenge: $1,000 Fee
Zoning Hearing: $850 Fee

TOWNSHIP OF WEST BRADFORD
ZONING HEARING BOARD APPLICATION

Property Owner: Kyle Ring *Telephone #* 610-633-0804

Address: 1311 Creagh Knoll Ter
Downingtown, PA 19335

Applicant: _____ *Telephone #* _____
(If different from owner – Attach proof of your legal ability to file this application.)

Address: _____

Tax Parcel #: 50-6A-103

Location of property for which this application is made; if different from above:

_____
(Road or Street)

Zoning district in which the property is located: R-2A

Lot size – acreage: .14 *Present use:* _____

Purpose of this application (check appropriate section(s):

[X] *To obtain a Variance from the Zoning Ordinance Section* 450-65(E)

[ ] *To obtain a Special Exception, as required by Section* _____

[ ] *To appeal the decision of the Zoning Officer.*

[ ] *Other (must fill in the type of appeal)* _____

_____

_____

Exhibit B-1

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This section is to be completed if you are requesting a variance from the Zoning Ordinance.

Under Section 910.2 of the PA Municipalities Planning Code and Section 1005.4 of the Township of West Bradford Zoning Ordinance, no variance shall be granted until the applicant has established and the Board has made all of the following findings, as listed below, where relevant in a given case:

[ ] Unnecessary hardship due to unique physical circumstances.

1005.4.A 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 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.

[ ] Unique physical circumstances hinder property development.

1005.4.B 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.

[ ] Unnecessary hardship not created by appellant.

1005.4.C That such unnecessary hardship has not been created by the appellant.

[X] Character of the neighborhood will not change.

1005.4.D 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.

[ ] Appeal represents the least modification possible.

1005.4.E 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.

Describe the general nature of the application and the relief that is sought from the Zoning Hearing Board (example: In order to build a two-car garage, as an accessory to a residential use, I request a variance to encroach the side yard setback requirement by three feet.)

In order to build a retaining wall at the rear of the property to expand the back yard as well as prevent future soil erosion. I request a variance to encroach the back yard setback requirement by constructing the wall one foot from the property line on the northern most corner of the wall. The current zoning requirement

states any wall 3'6" in height shall be at least a distance equal to that height from any property line or street right-of-way.

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APPLICATION SUBMISSION REQUIREMENTS:

- **Eight (8) copies of the Zoning Hearing Application**
- **Eight (8) accurate plans of the lot or property drawn to scale, showing the dimensions of the lot, location of corner stakes or monuments, the setback or restriction lines, the area of the lot in square feet, any water courses or right-of-way which may extend through the property, adjoining property owners, and any existing improvements and/or proposed improvements. The plan shall be dated and signed by a registered engineer or land surveyor, unless waived by the Township Manager.**
- **Eight (8) copies of the deed for the property in question. If equitable owner, please provide proof and/or authority to act on behalf of the owner.**
- **If a challenge to the Zoning Ordinance is filed, a statement must be included that would reasonably inform the Board of the matters at issue and the grounds for the challenge.**
- **If an appeal of the decision of the Zoning Officer is filed, attach a copy of that order, requirement, decision or determination.**
- **Application shall not be deemed complete unless accompanied by the appropriate filing fee.**

Signature (1) Kyle Ring

(Print Name) Kyle Ring

Signature (2) _____

(Print Name) _____

(Please note that <u>all listed</u> applicants must sign application.)

If you wish notice to be sent to legal counsel, include the name, address and telephone number of that person here.

_____

DO NOT FILL IN BELOW THIS LINE – FOR TOWNSHIP USE ONLY

Date Received: 3.22.21 *File #* 437

S/Legal/ZoningHearingBoard/zoninghearingappl-21

By Whom: Pam Henrichson **Fee Received:** $850.00 CK#176

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S/Legal/ZoningHearingBoard/zoninghearingappl-21

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Kyle Ring
1311 Creagh Knoll Ter
Downingtown, PA 19335
March 15, 2021

West Bradford Zoning Hearing Board,

I live at 1311 Creagh Knoll Terrace with my wife and two-year-old daughter. We love our house and living in the Brandywine Greene community. We recently submitted a permit application to construct a retaining wall, not to exceed 8 feet, to the rear of our property. This project will expand our back yard as well as prevent future soil erosion. The application was denied due to section code 450-65 (E), where a retaining wall must comply with certain setback requirements. Due to the circumstances of where the retaining wall will be constructed, we are filing for a variance to be reviewed by the zoning hearing board for approval.

The retaining wall is designed to be constructed in an area which will have no impact to the neighborhood or district in any way. No neighboring properties will be affected and the current neighbors who live at lot 195 to south of our property fully stand by our decision to construct this retaining wall on our property. The land to the east of the retaining wall and my property line is unable to be developed as it overlooks a drainage basin.

We ask that the board review and grant our approval for the variance so that we may begin construction.

The engineered retaining wall was designed by Shaun Fishburn, with Daniels Consulting Engineers, LLC located at 722 Springdale Dr, Suite 100, Exton, PA 19341. Shaun will also be taking pictures of the project every day to inspect the work and to insure proper construction is being complete.

The construction of the retaining wall will be complete by Highland Orchards, Inc located at 1000 Marshalton Thorndale Rd, West Chester, PA 19380.

Sincerely,

Kyle Ring

11663473 B: 9918 P: 100 DEE
05/03/2019 08:48:19 AM Page 1 of 3
Rec Fees: $93.75 Local: $3,100.00 State: $3,100.00
Rick Loughery Recorder of Deeds, Chester County, PA

Prepared By: First Land Transfer, LLC
ATTN: Tamara Ferguson
100 Campbell Boulevard, Suite 105
Exton, PA19341
Phone: 610-363-4304

Return To: First Land Transfer, LLC
ATTN: Tamara Ferguson
100 Campbell Boulevard, Suite 105
Exton, PA19341
Phone: 610-363-4304

1311 Creagh Knoll Terrace, Downingtown, PA 19335
File No. 216-019529

UPI No. : 50-6A-103
Consideration: $310,000.00
Municipal Tax: $3,100.00
State Tax: $3,100.00

RECORDER OF DEEDS

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Fee Simple Deed

This Deed, made on April 23, 2019, between,

Ronald V. Brown and Rebecca Brown

hereinafter called the Grantors of the one part, and

Kyle Ring and Erin Ring

hereinafter called the Grantees of the other part,

Witnesseth, that in consideration of **Three Hundred Ten Thousand and 00/100 Dollars, ($310,000.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees, his/her/their heirs and assigns as tenants by the entirety.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments, and appurtenances, SITUATE in the Township of West Bradford, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Brandywine Greene, dated 04/06/1979, last revised 08/31/1985, recorded 12/03/1945, in Plan File 06036-38. Inclusive, later revised 03/24/1987, as follows, to wit:

BEGINNING at a point on the Easterly side of Creagh Knoll Terrace, said point also being a corner of Lot No 195, said point also being in the bed of a 20 feet wide Storm Drainage Easement; thence extending from said beginning point and along the Easterly side of Creagh Knoll Terrace on the arc of a circle curving to the left having a radius of 260 feet, crossing the aforesaid 20 feet wide Storm Drainage Easement, the arc distance of 45 feet to a point in line of non-dedicated open space; thence extending along same the following courses and distances: (1) South 87 degrees 15 minutes 00 seconds East, crossing a 20 feet wide Sanitary Sewer Easement, 105 feet to a point and (2) South 10 degrees 51 minutes 27 seconds East, crossing the aforesaid 20 feet wide Storm Drainage Easement, 66.10 feet to a point a corner of Lot No. 195; thence extending along same and also through the aforesaid 20 feet wide Storm Drainage Easement, North 82 degrees 50 minutes 00 seconds West, 120 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 196, as shown on said plan.

UPI NO. 50-6A-103

BEING the same premises which Farooq Jan and Mahfuza Jan, husband and wife, by Deed dated 05/30/2008 and recorded 06/09/2008 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7451, Page 2299, granted and conveyed unto Ronald V. Brown and Rebecca Brown, husband and wife.

Prepared By: First Land Transfer, LLC
ATTN: Tamara Ferguson
100 Campbell Boulevard, Suite 105
Exton, PA19341
Phone: 610-363-4304

Return To: First Land Transfer, LLC
ATTN: Tamara Ferguson
100 Campbell Boulevard, Suite 105
Exton, PA19341
Phone: 610-363-4304

1311 Creagh Knoll Terrace, Downingtown, PA 19335
File No. 216-019529

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And the said Grantors do hereby covenant to and with the said Grantees that he/she/they, the said Grantors, his/her/their heirs and assigns, SHALL and WILL, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantees, his/her/their heirs and assigns, against the said Grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him/her/them or any of them.

In witness whereof, the said Grantors has caused these presents to be duly executed the day and year first above written.

Sealed and delivered in the presence of:

Witness _____ Ronald V Brown
Ronald V. Brown

Print Witness Name:

_____

Witness _____ Rebecca Brown
Rebecca Brown

Print: _____

State/Commonwealth of Pennsylvania

County of Chester

On this April 23, 2019, before me, the undersigned officer, personally appeared **Ronald V. Brown and Rebecca Brown**, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal. Tamara L Ferguson
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tamara L. Ferguson, Notary Public
West Whiteland Twp., Chester County
My Commission Expires April 28, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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DEED

File No. 216-019529

Grantor: Ronald V. Brown and Rebecca Brown

Grantee: Kyle Ring and Erin Ring

I certify the address of the Grantee to be, and mail tax bill to:

1311 Creagh Knoll Rd. Downingtown PA 19335

Certified by: [illegible]

Premises: 1311 Creagh Knoll Terrace, Downingtown, West Bradford Township, Chester County, Commonwealth of Pennsylvania

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DANIELS CONSULTING ENGINEERS, LLC

Office: 610-692-9836 • 722 Springdale Drive, Suite 100, Exton, PA 19341
Email: jobs@danielsengineers.com

March 8, 2021

Mr. Kyle Ring
1311 Creagh Knoll Terrace
Downingtown, PA
Via Email: kyl_ring@yahoo.com

RE: ***NEW REAR RETAINING WALL***

Location: Ring Residence
1311 Creagh Knoll Terrace
Downingtown, PA

Prepared By: Shaun R. Fishburn, PE
PA Registration No. 084300

Dear Kyle:

The attached structural drawing details the new eight (8) foot maximum tall retaining wall at the rear of the property. The new wall is designed to use 2 ft. x 6 ft. x 2 ft. concrete blocks with a density of 145 (pcf) minimum. Concrete half blocks with a density of 145 (pcf) minimum must be used at the ends of the wall to stagger the joints of the wall. Geogrid must be installed in layers with a minimum length of 8 feet. The new retaining wall is designed to have a 3 degree pitch away from the face of the wall.

Please contact me if you have any questions.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
SHAUN RYAN FISHBURN
ENGINEER
PE084300

Sincerely,

Shaun R. Fishburn, P.E.
Structural Engineer

Attachments: Sheet No. 1311-CREAGH-KNOLL-WALL-1

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DANIELS CONSULTING ENGINEERS, LLC

Office: 610-692-9836 • 722 Springdale Drive, Suite 100, Exton, PA 19341
Email: jobs@danielsengineers.com

January 28, 2021

Mr. Kyle Ring
1311 Creagh Knoll Terrace
Downingtown, PA
Via Email: kyl_ring@yahoo.com

RE: ***SITE PLAN – NEW REAR RETAINING WALL***

Location:	Ring Residence 1311 Creagh Knoll Terrace Downingtown, PA
Date Inspected:	January 26, 2021
Present:	Kyle Ring
Inspected By:	Shaun R. Fishburn, PE PA Registration No. 084300

Dear Kyle:

The attached site plan shows the location of the proposed eight foot maximum tall retaining wall at the rear of the referenced property. The site plan is based on aerials and property records. It is recommended to have the property corners located prior to construction.

Disclaimer
The opinions, recommendations, and conclusions presented in this report or discussed during the inspection are based on our observations and engineering experience. They are based on visual symptoms or lack of symptoms of structural problems common to this type of construction. No destructive inspection (opening of walls, floors, ceilings, etc.) or testing was performed, thus this report is based on the visual inspection of accessible areas only. Our investigation and report is not intended to warrant against present or future structural problems.

Please contact me if you have any questions.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
SHAUN RYAN FISHBURN
ENGINEER
PE084300

Sincerely,

Shaun R. Fishburn, P.E.
Structural Engineer

Attachments: Sheet No. 1311-CREAGH-KNOLL-SITE-1

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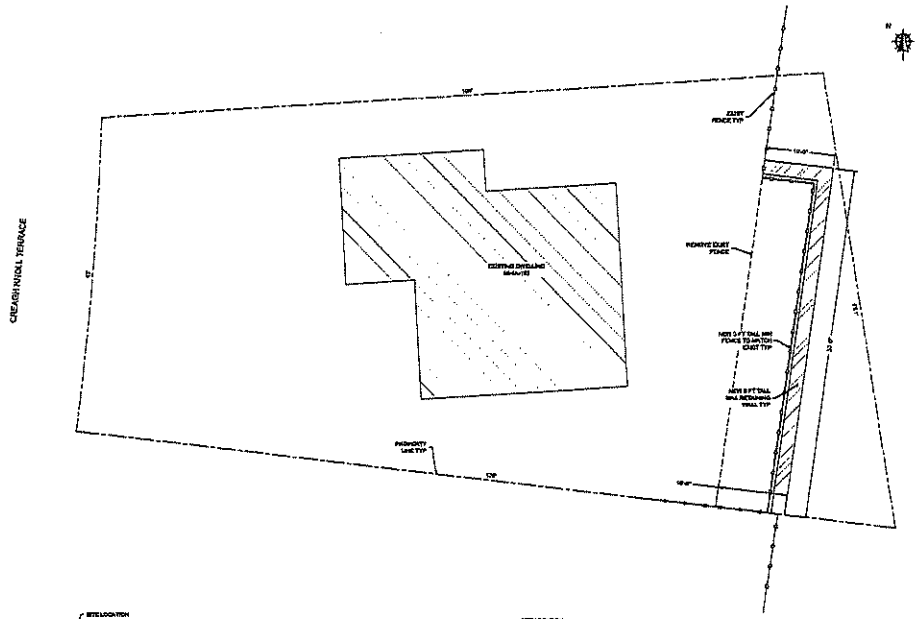
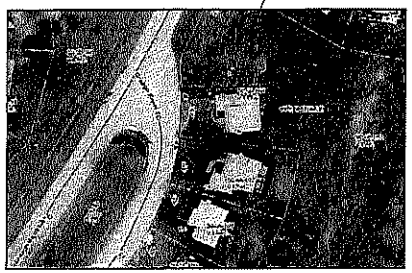
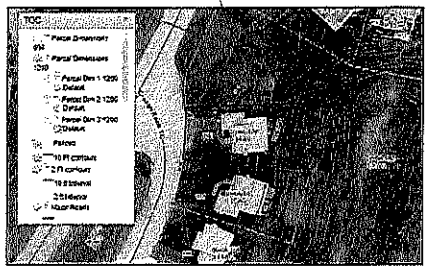
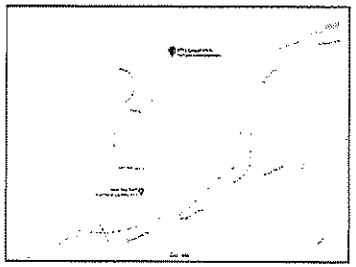




CHESTCO VIEWS PARCEL MAP



CHESTCO VIEWS CONTOUR MAP



LOCATION MAP

NOTES:
1. ZONE APPROVAL
2. SITE PLAN BASED FROM TOWNSHIP OF WEST BRADFORD PROPERTY RECORDS. CHESTCO VIEWS AERIALS AND FIELD TAPES MEASUREMENTS.
3. IT IS RECOMMENDED TO PAVE THE PROPERTY ELIMINATED PRIOR TO CONSTRUCTION.
4. THIS SITE MAP IS FOR THE PROPOSED LOCATION OF THE 8 FOOT TALL SHADOW RETAINING WALL AT THE REAR OF THE PROPERTY.
5. THE NEW RETAINING WALL SHALL NOT ENCROACH ON NEIGHBORING PROPERTIES. IT IS THE RESPONSIBILITY OF THE HOMEOWNER AND THE CONTRACTOR TO VERIFY PROPERTY LINES AND DIMENSIONS.

DANIELS
CONSULTING ENGINEERS, LLC
722 SPRINGDALE DRIVE, SUITE 100
EXTON PA 19341

CLIENT: KYLE RING

RING RESIDENCE
1311 CREAGH KNOLL TERRACE
DOWNINGTOWN, PA

SITE PLAN - NEW REAR RETAINING WALL

SCALE: 1/8" = 1'-0" | SHEET NO. 1311-CREAGH-KNOLL-SITE-1

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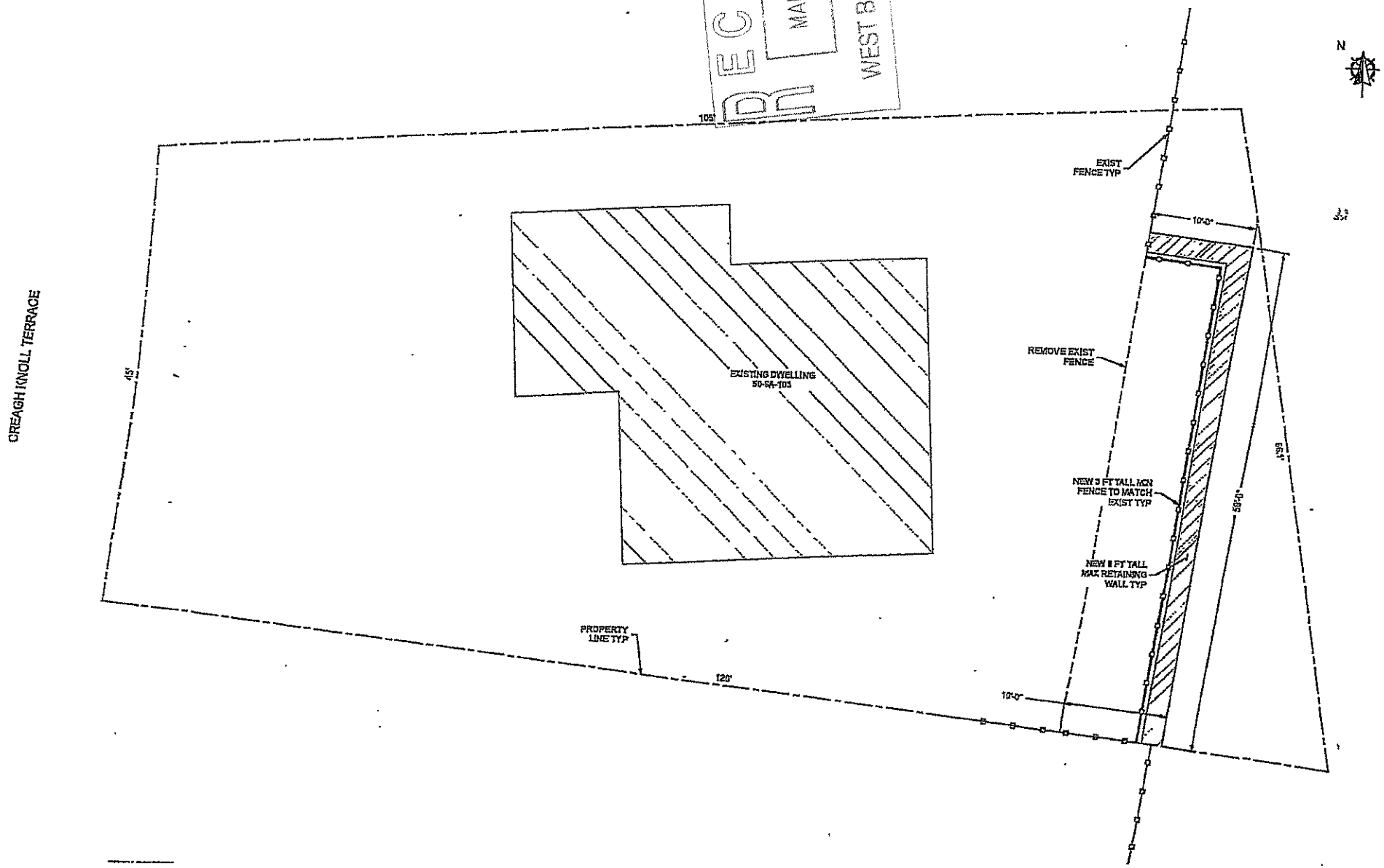

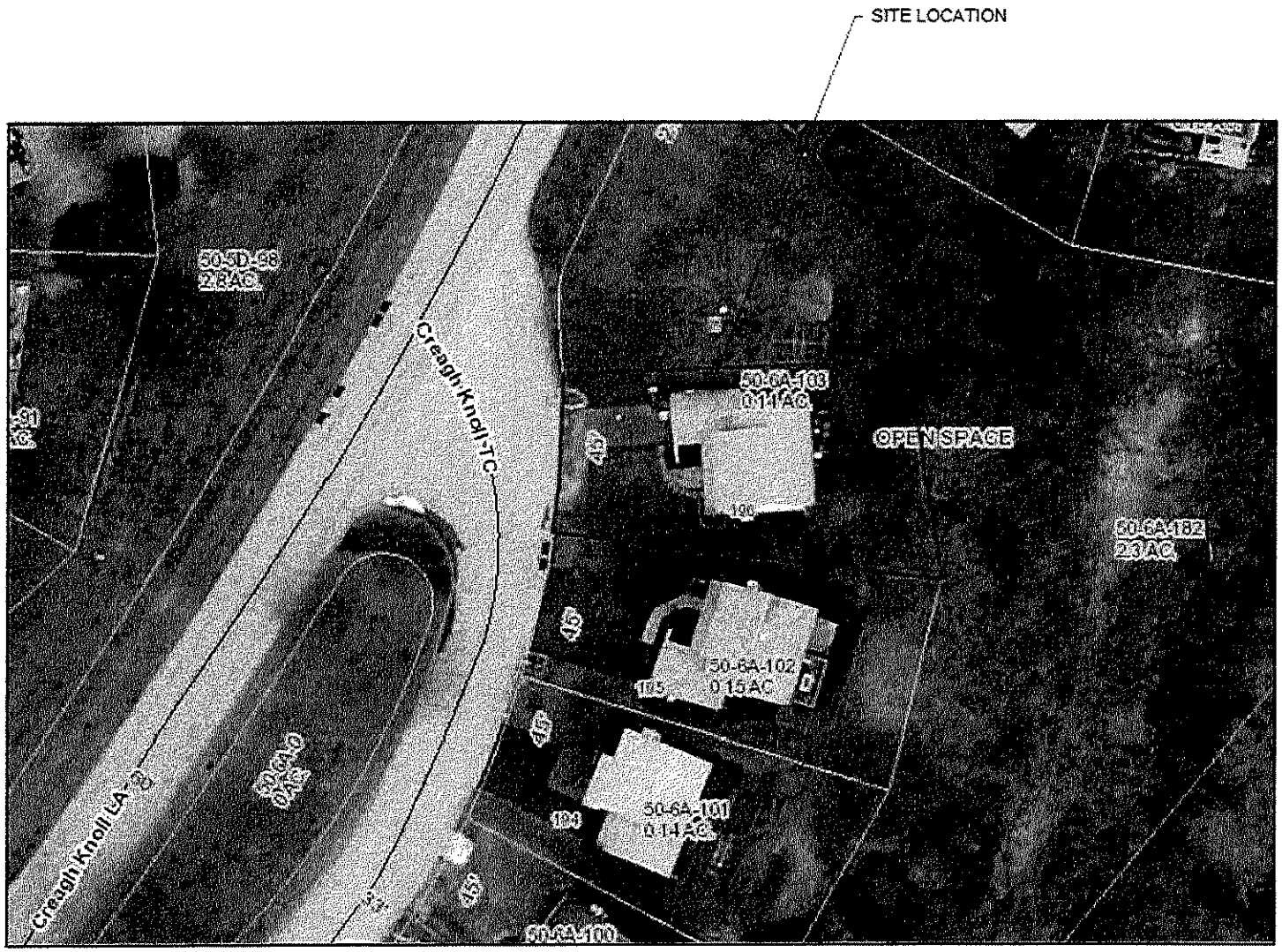

CHESTCO VIEWS PARCEL MAP

N.T.S.

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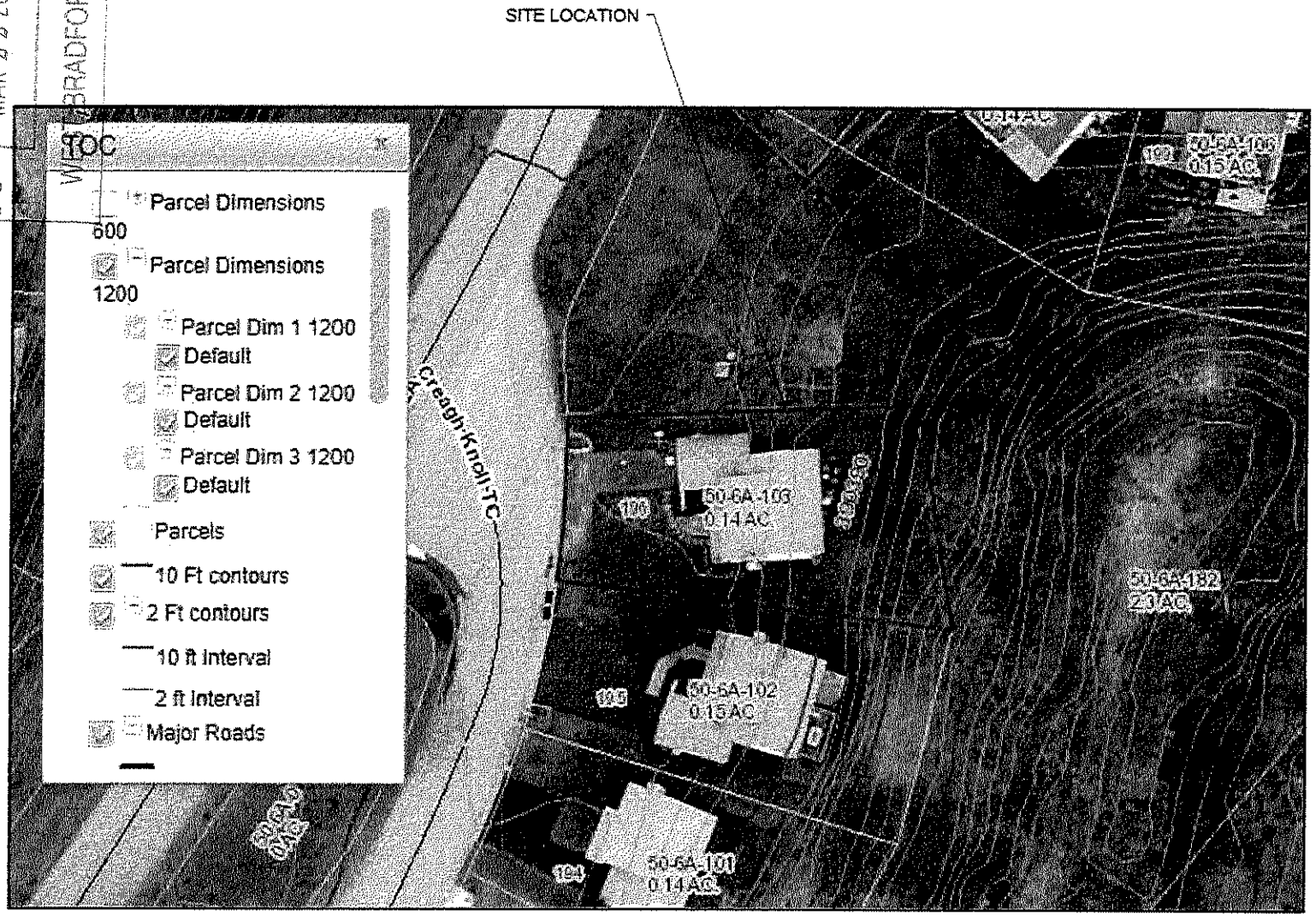
BRADFORD TWP.



CHESTCO VIEWS CONTOUR MAP

N.T.S.

HIGHLAND ORCHARDS, Inc
1000 Marshalton Thorndale Road
West Chester, PA 19380
Phone: 610.269.3494 Fax: 610.269.0504
Since 1941 and still growing...

QUOTE #00014174
Date :1/14/21

Customer Contact
610-633-0804

KYL_RING@YAHOO.COM

QUOTE / WORK ORDER

Customer:

KYLE
1311 CREAGH KNOLL TERRACE
DOWNINGTOWN, PA 19335

Job Site:
1311 CREAGH KNOLL TERRACE
LARGE BLOCK RETAINING WALL

HIGHLAND ORCHARDS, INC. will provide labor, equipment and material as listed to complete the following:

DIG AS NEEDED FOR SOLID BASE. INSTALL 2' X 2' X 6' SOLID CONCRETE BLOCKS APPROX. 55' LONG FROM NEIGHBOR'S WOOD RETAINING WALL TO EDGE OF RIP RAP.
WALL TO BE APPROX. SAME HEIGHT AS NEIGHBOR'S WALL.
INSTALL DRAIN PIPE AND FABRIC. BACKFILL AGAINST BACK OF WALL WITH 2B STONE.
ADD DIRT TO FILL REAR YARD TO TOP OF WALL. ADD TOPSOIL ON YARD AREA.
RAKE, SEED, AND HAY MULCH DISTURBED AREAS.

QUOTE DOES NOT INCLUDE ENGINEERED WALL DESIGN OR DIFFERENCES BETWEEN DESIGN AND QUOTE DETAILS.

LABOR, EQUIPMENT, AND MATERIALS
Kubota Excavator
Equipment Trailer
Skilled Construction Labor
Construction Labor
Chevy Truck
Peterbilt triaxle
Blocks
#57 2B Stone
12'W Geotextile Fabric
4" Perf. Corrugated Drain Pipe
Fill Dirt
Topsoil Unscreened
Heavy Duty Grass Seed Mix
Mulch Hay
Blower
Power rake
Skid steer
Trailer
3-4 Yard Dump F-55O

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Requested start date: _____
Completion to be within 60 days from start, unless otherwise noted:

Quote / Work Order Total $17,872.14
This is the amount customer agrees to pay when the described work is completed

Fully insured!!
Workers Comp Ins Policy # ACP WCK 5404402624
Liability Insurance Policy # ACP GLKO 5404402624
Auto Policy# ACP BAK 54-0-4402624
Registered PA Contractor #PA 026991

Please Review, Sign and Return. Call our office at 610-269-3494, if there are any questions. Thank you for the opportunity to bid!

Bruce Hodge Bruce@hopaving.com
Authorized agent for Highland Orchards, Inc.

CUSTOMER is resposible for acquiring all required permits.
Customer is responsible for providing access to all utilities, including but not limited to water and electric necessary for the completion of work.
All work to be completed in a workmanlike manor. Parts and material carry manufacturer warranty only. Any request for adjustment must be made in writing within warranty period.
EXTRA CHARGES: Any changes from specifications above, will become an extra charge over and above estimate. This estimate does not include charges for additional work that may be exposed, delays beyond our control, weather damages, or other acts of God.
Customer agrees to pay for work, goods, and services received. **Payment due upon completion of work,** unless otherwise noted here _____.
Interest may be charged if payment in full is not received as outlined above. Interest at 2 percent per month will accrue on amount due from and after the date of completion. There is a minimum charge of $15.00 for late payment.
Estimate may be withdrawn by Highland Orchards, Inc if not accepted within 30 days.

I/we authorize the work described above and agee to the terms and conditions as stated on this form

Authorized Acceptance Signature Authorized Acceptance Signature DATE

RIGHT OF RESCISSION-- AN INDIVIDUAL SIGNING A HOME IMPROVEMENT CONTRACT, EXCEPT AS PROVIDED IN EMERGENCY PROVISIONS OF SECTION 7 OF THE ACT OF DECEMBER 17, 1968 (PL1224, NO. 387), KNOWN AS THE UNFAIR TRADE PRACTICES AND CONSUMER PROTECTION LAW, SHALL BE PERMITTED TO RESCIND THE CONTRACT WITHOUT PENALTY REGARDLESS OF WHERE THE CONTRACT WAS SIGNED, WITHIN THREE BUSINESS DAYS OF THE DATE OF SIGNING. THE BUREAU OF CONSUMER PROTECTION 1-888-520-6680 Highland Orchards, Inc. Contractor #PA 026991

MediaNews Group

PENNSYLVANIA GROUP

Date of proof: **05/03/21**

Account:	**884416**
Name:	**PAM HENRICHON**
Company:	**WEST BRADFORD TOWNSHIP**
Address:	**1385 CAMPUS DRIVE** **DOWNINGTOWN, PA 19335**
Telephone:	**(610) 269-4174**
Fax:	**(000) 000-0000**
Ad ID:	**2155806**
Description:	**NOTICE West Bradford Zoning Hearing**
Class:	**1201**
Orig User:	**CRRDEAN**
Words:	**162**
Lines:	**40**
Agate Lines:	**40**
Column width:	**1**
Depth:	**4.444**
Blind Box:	
Total:	**$257.56**

Run Dates: 04/13/21
04/26/21
04/13/21
04/26/21

Publication

Daily Local News, Daily Local News Digital

Ad sample

NOTICE West Bradford Zoning Hearing Board will consider the following application and all other matters that properly come before it at 7 p.m. on Wednesday, May 5, 2021. Applicant/Owner: Kyle Ring; Property: UPI No. 50-6A-103, 1311 Creagh Knoll Terrace, West Bradford Township. Applicant is seeking a variance from Section 450-65(E) of the West Bradford Township Zoning Ordinance in order to construct a retaining wall, not to exceed 8-feet, within the rear yard setback. 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://www.westbradford.org/. If any person who wishes to attend the hearings has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate in the proceeding, s/he should contact the Township at (610) 269-4174 to discuss how these needs may be accommodated.

West Bradford Township Zoning Hearing Board
DLN 4/13, 4/26; 1a

We Appreciate Your Business!
Thank You PAM HENRICHON!

Exhibit B-2

AFFIDAVIT OF MAILING NOTICE

WEST BRADFORD TOWNSHIP

ZONING HEARING BOARD APPLICATION

RE: APPLICATION OF KYLE RING
Property Address: 1311 Creagh Knoll Terrace
Chester County Tax Parcel No. 50-6A-103

I, Pam Henrichon, Township Administrative Assistant, do hereby affirm that on April 19th, 2021, I provided written notice of the May 5, 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 evidenced by the attached letters.

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: 4-19, 2021

Pam Henrichon

Sworn to (or affirmed) and subscribed before me
this 19 day of April, 2021.

Patricia L. Murdoch
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Patricia L. Murdoch, Notary Public
Chester County
My commission expires June 3, 2023
Commission number 1291033
Member, Pennsylvania Association of Notaries

Exhibit B-3

WEST BRADFORD TOWNSHIP
"Between the Brandywines"

1385 Campus Drive
Downingtown PA 19335
phone (610) 269-4174
fax (610) 269-3016
web WESTBRADFORD.ORG

April 19, 2021

Mr. and Mrs. John Hochhaus
1102 Maine Circle
Downingtown, PA 19335

Dear Mr. and Mrs. Hochhaus:

NOTICE: West Bradford Zoning Hearing Board will consider the following application and all other matters that properly come before it at 7 p.m. on Wednesday, May 5, 2021. Applicant/Owner: Kyle Ring; Property: UPI No. 50-6A-103, 1311 Creagh Knoll Terrace, West Bradford Township. Applicant is seeking a variance from Section 450-65(E) of the West Bradford Township Zoning Ordinance in order to construct a retaining wall, not to exceed 8-feet, within the rear yard setback. 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://www.westbradford.org/. If any person who wishes to attend the hearings has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate in the proceeding, s/he should contact the Township at (610) 269-4174 to discuss how these needs may be accommodated.

Sincerely,

Pamela Henrichon

Pamela Henrichon
Secretary

WEST BRADFORD TOWNSHIP
"Between the Brandywines"

1385 Campus Drive
Downingtown PA 19335
phone (610) 269-4174
fax (610) 269-3016
web WESTBRADFORD.ORG

April 19, 2021

Donald Miller & Sophia Nelson
1104 Maine Circle
Downingtown, PA 19335

Dear Mr. Miller & Ms. Nelson:

NOTICE: West Bradford Zoning Hearing Board will consider the following application and all other matters that properly come before it at 7 p.m. on Wednesday, May 5, 2021. Applicant/Owner: Kyle Ring; Property: UPI No. 50-6A-103, 1311 Creagh Knoll Terrace, West Bradford Township. Applicant is seeking a variance from Section 450-65(E) of the West Bradford Township Zoning Ordinance in order to construct a retaining wall, not to exceed 8-feet, within the rear yard setback. 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://www.westbradford.org/. If any person who wishes to attend the hearings has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate in the proceeding, s/he should contact the Township at (610) 269-4174 to discuss how these needs may be accommodated.

Sincerely,

Pamela Henrichon
Secretary

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"Between the Brandywines"

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Downingtown PA 19335
phone (610) 269-4174
fax (610) 269-3016
web WESTBRADFORD.ORG

April 19, 2021

Mr. & Mrs. Robert Hayle
1106 Maine Circle
Downingtown, PA 19335

Dear Mr. & Mrs. Haley:

NOTICE: West Bradford Zoning Hearing Board will consider the following application and all other matters that properly come before it at 7 p.m. on Wednesday, May 5, 2021. Applicant/Owner: Kyle Ring; Property: UPI No. 50-6A-103, 1311 Creagh Knoll Terrace, West Bradford Township. Applicant is seeking a variance from Section 450-65(E) of the West Bradford Township Zoning Ordinance in order to construct a retaining wall, not to exceed 8-feet, within the rear yard setback. 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://www.westbradford.org/. If any person who wishes to attend the hearings has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate in the proceeding, s/he should contact the Township at (610) 269-4174 to discuss how these needs may be accommodated.

Sincerely,

Pamela Henrichon
Secretary

WEST BRADFORD TOWNSHIP
"Between the Brandywines"

1385 Campus Drive
Downingtown PA 19335
phone (610) 269-4174
fax (610) 269-3016
web WESTBRADFORD.ORG

April 19, 2021

Mr. & Mrs. Thomas McNeil
1309 Creagh Knoll Terrace
Downingtown, PA 19335

Dear Mr. & Mrs. McNeil:

NOTICE: West Bradford Zoning Hearing Board will consider the following application and all other matters that properly come before it at 7 p.m. on Wednesday, May 5, 2021. Applicant/Owner: Kyle Ring; Property: UPI No. 50-6A-103, 1311 Creagh Knoll Terrace, West Bradford Township. Applicant is seeking a variance from Section 450-65(E) of the West Bradford Township Zoning Ordinance in order to construct a retaining wall, not to exceed 8-feet, within the rear yard setback. 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://www.westbradford.org/. If any person who wishes to attend the hearings has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate in the proceeding, s/he should contact the Township at (610) 269-4174 to discuss how these needs may be accommodated.

Sincerely,

Pamela Henrichon
Secretary

WEST BRADFORD TOWNSHIP
"Between the Brandywines"

1385 Campus Drive
Downingtown PA 19335
phone (610) 269-4174
fax (610) 269-3016
web WESTBRADFORD.ORG

April 19, 2021

Mr. Gregory Lloyd
1307 Creagh Knoll Terrace
Downingtown, PA 19335

Dear Mr. Lloyd:

NOTICE: West Bradford Zoning Hearing Board will consider the following application and all other matters that properly come before it at 7 p.m. on Wednesday, May 5, 2021. Applicant/Owner: Kyle Ring; Property: UPI No. 50-6A-103, 1311 Creagh Knoll Terrace, West Bradford Township. Applicant is seeking a variance from Section 450-65(E) of the West Bradford Township Zoning Ordinance in order to construct a retaining wall, not to exceed 8-feet, within the rear yard setback. 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://www.westbradford.org/. If any person who wishes to attend the hearings has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate in the proceeding, s/he should contact the Township at (610) 269-4174 to discuss how these needs may be accommodated.

Sincerely,

Pamela Henrichon
Secretary

AFFIDAVIT OF POSTING

WEST BRADFORD TOWNSHIP
ZONING HEARING BOARD APPLICATION

RE: APPLICATION OF KYLE RING
Property Address: 1311 Creagh Knoll Terrace
Chester County Tax Parcel No. 50-6A-103

I, James Lucas, do hereby certify that on April 23rd, 2021, at or about 9:00 a.m./p.m., I posted the property owned by Kyle Ring located at 1311 Creagh Knoll Terrace, more particularly identified as Chester County Tax Parcel No. 50-6A-103, with notice of the zoning hearing to be held on Wednesday, May 5, 2021. A copy of said notice and photograph of posting is attached hereto and made a part hereof.

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.

Name: James Lucas

Title: Director of Code Enforcement

Sworn to and Subscribed
before me this 23 day

of april, 2021.

Patricia L. Murdoch
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Patricia L. Murdoch, Notary Public
Chester County
My commission expires June 3, 2023
Commission number 1291033
Member, Pennsylvania Association of Notaries

Exhibit B-4

ZONING NOTICE
WEST BRADFORD TOWNSHIP
ZONING NOTICE
NOTICE West Bradford Zoning Hearing Board will consider the following application and all other matters
that property come before it at 7 p.m. on Wednesday, May 5, 2021. Applicant/Owner: Kyle Ring. Property: UPI
No. 50-6A-103, 1311 Creagh Knoll Terrace, West Bradford Township. Applicant is seeking a variance from
Section 450-65(E) of the West Bradford Township Zoning Ordinance in order to construct a retaining wall, not
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West Bradford Township Zoning Hearing Board