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June 19, 2019

Michael S. Gill, Esquire  
Buckley Brion  
118 W. Market Street, Suite 300  
West Chester, PA 19382-2928

*Sent via regular U.S. mail and email: gillm@buckleyllp.com*

Re: Charlestown Township Zoning Hearing Board  
Application of Janet Rubino, No. 01-2019

Dear Mr. Gill:

At the conclusion of last night's hearing, the Zoning Board of Charlestown, following motion of Jean Bomm, unanimously ordered the following relief for improvements situated on realty, described at Deed, recorded at B-8275, P-434, at the Chester County Recorder of Deeds, (A-1):

1. Pursuant to §27-1701.2, a special exception to extend the single family nonconforming dwelling upon the heretofore described realty is granted provided that the area of said extended dwelling shall not exceed 50% of the area of the dwelling that existed when it became nonconforming;
2. A variance of 2.3 feet from the existing 30.14 feet set back of the nonconforming dwelling wall closest to Blackberry Lane provided that the closest point of the extended nonconforming dwelling wall is at least 27.23 feet from the right-of-way of Blackberry Lane, as depicted on A-11, which sets forth revisions to the site plan, prepared by Edward B. Walsh & Associates, Inc., dated 1/9/19, for 3269 Blackberry Lane, project 4507;
3. As a result of the ordered special exception and variance heretofore, relief from §27-1604 is not required;

4. Pursuant to §27-402.1. B, the separate building which is situated on the subject property may be used for residential purposes provided that said use is not conditioned on the payment of rent or other valuable consideration; and

5. The provisions heretofore are subject to compliance with all other applicable provisions of Charlestown Township's Zoning and Subdivision Ordinances.

Very truly yours,

*William R. Hagner/s/*

William R. Hagner

WRH/fs

cc: John C. Martin, Jr., Chairman  
Jean Bomm, Vice Chairman  
Michael Bowell, Member  
Larry Bull, Alternate Member  
Daniel T. Wright, P.E.  
Linda M. Csete, Twp. Manager