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December 11, 2019

Edward J. Thrasher, Esquire
McCausland, Keen & Buckman
80 West Lancaster Avenue, 4th Floor
Devon, PA 19333-13318

Sent via regular U.S. mail and email: ethrasher@mkbattorneys.com

Re: Charlestown Township Zoning Hearing Board
Applications of Paul V. Matsiras and the Pa. Turnpike Commission
No. 02-2019

Dear Mr. Thrasher:

At the conclusion of last night's hearing, the Zoning Hearing Board of Charlestown Township unanimously ordered, on the record, the following relief for realty described as lots 35-3-85, 35-3-86, and 35-3-87:

1. The variances sought by Applicant, the Pennsylvania Turnpike Commission, from §§27-405 (1)-minimum area, (2)-minimum width at the building line, and (6)- minimum width for side yards for Lot 35-3-87, upon minor subdivision and lot line approval, are denied as they increase the said lot's existing non-conformities;

2. Even though Applicant, Paul V. Matsiras, is increasing the nonconformity of proposed joinder of Lots 35-3-85 and 35-3-86, from 66,881 s/f to 63,268 s/f, we find the increased nonconformity of 3,613 s/f, approximately .05%, to be de minimis and grant Applicant a variance from §§27-405 (1), conditioned on compliance with the following:

A. Applicant shall commence a minor subdivision and lot line approval of Lots 35-3-85, 35-3-86, and 35-3-87 as depicted on Chester Valley's plan, dated 5/15/2019, within thirty days of the date that this Order becomes final and unappealable;

B. Applicant waives for himself and Applicant's heirs, personal representatives, successors and assigns, the right to make additional requests for

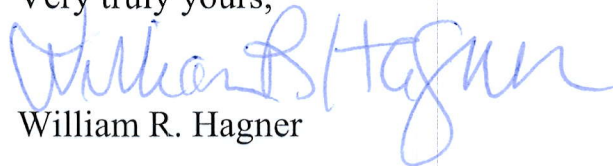
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zoning relief if granted minor subdivision and lot line approval, and said waiver shall run with the land and shall be documented by a written covenant signed by Applicant, in recordable form, and filed at the Recorder of Deeds of Chester County, at Applicant's cost;

C. Applicant shall commence construction of a single family dwelling on combined Lots 35-3-85 and 35-3-86 within one hundred twenty days of final and unappealable subdivision and lot line approval; and

D. Applicant shall comply with all other requirements of Charlestown Township's Zoning and Land Development and Subdivision Ordinances.

Very truly yours,



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