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January 30, 2020

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 Paul L. Grafinger, No. 04-2019

Dear Mr. Gill:

At the conclusion of last night's hearing, the Zoning Board of Charlestown Township, unanimously ordered, by public vote, on the record, de minimis variances from the following sections of the Charlestown Township Zoning Ordinance, as amended: §27-1203.1.C.(1)-which prohibits structures in Very Steep Slopes, §27-1203.1.C.(2)-which prohibits cutting and filling in areas of Very Steep Slopes, and §27-1203.1.C.(4) which prohibits removal of topsoil in areas of Very Steep Slopes, (VSS hereafter) so that Applicant may construct part of an addition to Applicant's existing single family dwelling, an adjoining patio, and a retaining wall to rear of Applicant's dwelling.

In ordering said relief, the Board accepted Applicant's evidence that: 94 square feet of Applicant's proposed addition would encroach VSS, 100 square feet of Applicant's proposed retaining wall would encroach VSS, 425 square feet of Applicant's proposed patio would encroach VSS, and a VSS area of 4,877 square feet would be subject to cutting and filling. The heretofore encroachments total 5,466 square feet. Upon consolidation of Applicant's adjoining parcels, the area of VSS will total 1.540 acres or an area in excess of 65,340 square feet (1 acre= 43,560 s/f).

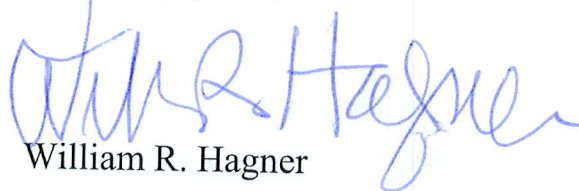
Michael S. Gill, Esquire  
Re: Application of Paul Grafinger  
January 30, 2020  
Page 2

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In exercising its discretion in granting said de minimis variances, Segal v. Zoning Hearing Board of Buckingham, 77 1 A.2d 90, 95 (Pa. Cmwlth. 2001), the Board has conditioned its discretionary grants upon Applicant's compliance with the following:

1. Approved consolidation of Applicant's parcels presently known as 4113 and 4105 Hollow Road, and recordation of same;
2. Compliance with the revised Grading Permit Plan, accepted into Evidence as A-10; and
3. Compliance with all requirements of Charlestown Township's Zoning Ordinance and Land Development and Subdivision Ordinances.

Very truly yours,

  
William R. Hagner

WRH/fs

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