

AGENDA

Smart Growth

Date: Wednesday, June 9, 2021 @ 6:30 PM

Committee Members: Donald Braceland (Chair)
William Scott
Michael Stefano

Department Head: Kevin Gore, Director of Building and Housing

Borough Manager: Michael A. Perrone

Attachment Information:
Visit www.west-chester.com for easy access to all attachments. Please see the table on the front page to view all Committee agendas and attachments.

1. Call to Order
2. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda
3. Discuss Zoning Hearing Application (**attachments**)
 - a. ZHB #984 – 28 East Virginia Avenue / Karen & Bruce Cavin
Applicant seeks a variance from Section 112-88.J to allow for an accessory structure that is not 10-foot farther back than the rearmost portion of the principle building.
4. Review Building and Housing Monthly Report (**attachment**)
5. Approve the May 2021 HARB Certificate of Appropriateness (**attachments**)
 - a. 2021-19: 322 North High Street – Remax Direct/Rich Shurkoff
Proposed work: Proposed new double sided post mounted sign to be installed in the front yard of the property.
Recommendation from HARB: Approved as presented.
 - b. 2021-20: 329 North High Street – Thomas Dougherty
Proposed work: Proposed new fence at juncture of side-yard and alley; replacement of existing fence; proposed new fence to extend to juncture of side yard and front yard. Fence to be 6' cedar slats as seen throughout the Borough.
– Also proposed: completing rear portion of house so that it mirrors the other half of the Georgian twin. The ground floor footprint will not change; the second floor and third floors will expand to form a continuous rear and side façade. Windows and doors will be re-arranged per drawings to bring the fenestration rhythm in keeping with the rest of the house.
Recommendation from HARB: Approved with the following conditions: The Board recommends a Certificate of Appropriateness for Application 2021-20 with the additional options; the portion of the fence along the alley could be either built as shown along the property line but also inset from the edge of the carriage house by 8"-12" and that the HARB would like to see all of the cedar fence on the lot replaced with new cedar fencing; also that both options for the eave/gutter condition discussed were acceptable. (1) Keep the pole gutter on the existing bay, and have the applied gutter on the addition terminate in the corbeled brick cornice or (2) remove the existing pole gutter and apply a gutter to the existing bay and match the gutter placement on the proposed third floor addition.
6. Approve May 2021 Smart Growth Minutes (**attachment**)

This meeting is being audio recorded for the public record.

7. Other Business

8. Adjourn