

# AGENDA

## Smart Growth

**Date: Wednesday, March 10, 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**

<b>Attachment Information:</b>
Visit <a href="http://www.west-chester.com">www.west-chester.com</a> 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 (**attachment**)
  - a. ZHB #978 – 605 Price Street – Thomas Morton, Jr & Lisa DiProspero / Brian Nagle  
Applicants seek to subdivide the Property into two parcels to allow a new single-family dwelling to be built on the subdivided Lot 2. Applicants request dimensional variances from Sections 112-14.A related to minimum lot width at street line and 112-88.J related to five-foot minimum side yard setback for the driveway.
  - b. ZHB #979 – 701 South High Street (Twisted Taco) – WCU of Pennsylvania / Brian Nagle  
Applicant requests a variance from Section 112-83.A.(9)(b) and well as Section 112-83.A.(10) to allow for a sign larger than 4 square feet and for that sign to be illuminated.
  - c. ZHB #980 – 511 Hillside Drive – Jeff Vaughan  
Applicant is seeking relief from Section 112-881(1)(2) to allow projection of covered porch into required front yard setback. Also seeking relief from Section 112-14A related to front yard setback to allow front porch expansion.
  - d. ZHB #981 – 139 East Marshall Street – Rosalie Stancato / Brian Thomas  
Applicant requests a variance from the 50% maximum impervious coverage as well as a 30-foot front yard setback requirement of Section 112-14 in order to replace the original front porch that was removed at an unknown date.
4. Review Building and Housing Monthly Report (**attachment**)
5. Approve the February 2021 HARB Certificate of Appropriateness (**attachment**)
  - a. 2021-02: 5-9 North Walnut Street – Lee Smith/Limoncello  
*Proposed work:* Replacing the doors and windows of the front façade of the buildings. New doors and windows to be of wood; windows to be similar to those of Lorenzo Pizza at the corner of Gay and High.
6. Approve February 2021 Smart Growth Minutes (**attachment**)
7. Other Business
8. Adjourn