

# AGENDA

## Smart Growth

**Date:** **March 11, 2020 @ 6:30 pm – Council Chambers**

Committee Members: Don Braceland, (Chair)  
William Scott, Esquire  
Mike Stefano

Department Head: Kevin Gore

Borough Manager: Michael A. Perrone, CBO

### **Attachment Information:**

Visit [www.west-chester.com](http://www.west-chester.com) to access the attachments.  
There is a table on the front page with easy access to this month's documents.

1. Call to Order
2. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda
3. PAC Endorsement: Mayor Herrin's Chewing Gum Litter Awareness Project (**attachment**)
4. Discuss Zoning Hearing Application (**attachment**)
  - a. ZHB #972 – 110 and 112 South Matlack Street – Altaf Kasmani, Sadia Usman & Daniyal Feroz  
Applicants seek to consolidate the two lots into one lot, and once consolidated, redevelop the Property by building a two-family detached residential dwelling as permitted under Section 112-19. Applicants seek variance relief for the following:
    1. A variance from the minimum lot area requirement of Section 112-21(A) to reduce the minimum lot area from 2,500 square feet to 1,614 square feet;
    2. A variance from the maximum building coverage requirement of Section 112-21(A) to increase the building area from 45% to 59.60%;
    3. A variance from the minimum lot width at the building line requirement of Section 112-21(A) to reduce the width from 40 feet to 22.94 feet width;
    4. A variance from the minimum front yard setback requirement of Section 112-21(A) to reduce the front yard setback fronting on South Matlack Street from 15 feet to 2.04 feet or to a certain size required to maintain the character of the existing building setbacks on the block;
    5. A variance from the minimum front yard setback requirement of Section 112-21(A) to reduce the front yard setback fronting on Locust Alley from 15 feet to .94 feet;
    6. A variance from the minimum side yard, individual setback requirement of Section 112-21(A) to reduce the minimum side yard, individual setback from 5 feet to 0 feet; and
    7. A variance from the minimum aggregate side yard setback requirement of Section 112-21(A) of 15 feet as the result of the failure to have a total of two side yard setbacks each meeting the minimum individual setback requirement of 5 feet.

Applicants also seek such other additional relief as the Board may find to be appropriate.
5. Review 235 East Market Street Land Development (**attachments**)
6. Review Application for 7 North Church Street Outdoor Dining Platform (**attachment**)
7. Discuss February 2020 HARB Applications (**attachments**)

This meeting is being audio recorded for the public record.

- a. 2020-06: 120 South High St – Kim Blaszkow/ WC Chiropractic Center – Replacing two existing signs with new signs. The first is a building mounted sign to be fastened to the front façade. The second is a hanging sign; the bracket is existing. No new lighting is proposed with the signs.
  - b. 2020-07: 218 North Church St – Kirk Davis / Chester County FOP – Replacing the roofing slates and built in gutter linings. The gutter lining will be replaced with copper; copper spouts will be added to extend through the cornice and be fastened to the existing downspouts which will remain. The slate roof will be replaced with asphalt shingles.
  - c. 2020-08: 125 East Market St – Peter and Anne Seelaus – A new railing to be installed; there is no existing railing. The proposed railing will be made of black ‘wrought iron’ and will be anchored to the concrete steps. Height of railing to be 36”.
  - d. 2020-09: 16 North New St – Curtis Norcini / Landis and Setzler – One new sign to be mounted to the front façade of the building. No new lighting is proposed with the sign.
8. Update on Zukin Hotel Land Development Review
  9. Approve February 2020 Smart Growth Minutes (**attachment**)
  10. Other Business
  11. Adjourn