

NOTICE

THE WEST PIKELAND TOWNSHIP ZONING HEARING BOARD will meet on Wednesday, May 1, 2024 at 7:00 p.m., prevailing time, at the West Pikeland Township Meeting Room, 1645 Art School Road, Chester Springs, Pennsylvania, to hear the following:

THE APPLICATION OF MILIA ORGANIZATION, LLC. The property is UPI #34-4-103, also known as 1405 Yellow Spring Road. The property is owned by the Applicant, is located in the RC – Residential and Conservation District of the Township and totals approximately 1.3 acres in area. The parcel is unimproved, vacant land. The Applicant seeks variances from §§503.B.2 and 503.B.3 (Pre-Existing Parcels less than Two Net Acres, Not Resulting from Prior PRD or Cluster Subdivision) to permit the construction of a single-family detached dwelling which will result in 54.6% lot coverage on the property where 15% the maximum permitted lot coverage, and 16.5% building coverage where 10% is the maximum permitted building coverage. The Applicant also seeks variances from §§802.B.3(b)(1) and 802.B.3(b)(2)(Steep Slope Protection Standards) to permit disturbance of 47.2% of moderately steep slopes where 20% is the maximum permitted disturbance, and to permit disturbance of 62.6% of very steep slopes where 15% is the maximum permitted disturbance; and a variance from §802.B.6(a)(1)(Protection Standards for Woodlands, Hedgerows, and Specimen Vegetation) to permit disturbance of 55.3% of the woodlands on the property where 35% is the maximum permitted disturbance; and any other relief that may be necessary.

All persons desiring to be heard may attend and be heard. If any person who wishes to attend the meeting has a disability and/or requires auxiliary aid, service or other accommodation to observe or participate in the proceedings, please contact the Township Manager at 610-590-5300 to discuss how those needs may be best accommodated.

**WEST WHITELAND TOWNSHIP
ZONING HEARING BOARD**
Patrick M. McKenna, Solicitor