

NOTICE

THE WEST PIKELAND TOWNSHIP ZONING HEARING BOARD will meet on Wednesday, April 3, 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 MICHAEL AND ELIZABETH RUDY. The property is UPI #34-4-38.18, also known as 22 Mooney Lane. The property is owned by the Applicants, is located in the RD-Residential Development District of the Township and totals approximately 1.085 acres in area. The parcel is improved with a single-family dwelling, driveway, detached garage, and swimming pool. The Applicants appeal a September 8, 2023 Notice of Violation pursuant to §1503.B.3 (Purpose and Jurisdiction) of the West Pikeland Township Zoning Ordinance regarding the location of a detached garage within the required 25-foot side yard setback on the subject property. Alternatively, Applicants seek a variance pursuant to §1003.A.1 (Structures to Serve Active Uses) to permit the construction of a detached garage that will encroach approximately 24.5 feet into the required 25 foot side yard setback ; or, alternatively, Applicants seek equitable relief pursuant to a determination of vested rights and/or variance by estoppel to permit a structure that is located within the required 25 foot side yard setback to remain in its current location on the subject property; 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 PIKELAND TOWNSHIP
ZONING HEARING BOARD**
Patrick M. McKenna, Solicitor