

## PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that Easttown Township Zoning Hearing Board will hold a public meeting on **Thursday, May 19, 2022**, beginning at **7:00 p.m.** prevailing time, at the Easttown Township Building, 566 Beaumont Road, Devon, Pennsylvania, to conduct such business as may properly come before the Board and to hold hearings and render decisions on the following matters:

**ZHB 637 – Hyon Hwang** – 637 Newtown Road, Berwyn (AA and R-1 Districts, TPN 55-4-142). The Applicant is the owner of the subject property and seeks variances from §455-14.F (Dimensional Requirements) and Table 3.2 (Dimensional Requirements Table) of the Easttown Township Zoning Ordinance to permit existing improvements which exceed the 13.5% maximum permitted impervious surface to remain on the property; alternatively, Applicant seeks a variance from §455-132 (Definitions) regarding the calculation of impervious surface on a property which includes a flag lot access strip; and any other relief that may be deemed necessary by the Zoning Hearing Board.

**ZHB 639 – Stephen and Melissa Eldredge** – 2261 S. Valley Road, Berwyn (AA District and MF-A Overlay District, TPN 55-4-4). The Applicants are the owners of the subject property and seek a special exception pursuant to §455-123.A (Alteration, renovation or enlargement of nonconforming structures) of the Easttown Township Zoning Ordinance to permit the renovation and expansion of a historic dwelling, which is an existing nonconforming structure. Additionally, the Applicants seek variances from the following sections of the Zoning Ordinance: §455-14.A (Dimensional Requirements) and Table 3.2 (Dimensional Requirements Table) to permit the construction of an addition to the historic dwelling which is located entirely within the required 75 feet front yard setback; §455-31.C (Natural Resources Protection), which incorporates the provisions of §274-19.A (Resource protection standards), and §274-49.B (Enforcement of specific provisions) of the Natural Resource Protection Ordinance which provides for the enforcement of Article V, Riparian Buffer Zones, pursuant to the Zoning Ordinance, to permit alteration, disturbance and regrading within the riparian buffer zone as needed for the proposed improvements on the subject property; §455-47.A (Accessory buildings or structures) to permit the construction of a new deck to replace an existing deck which is located within the required 75 foot front yard setback; and §455-123.A(3) (Alteration, renovation, or enlargement) to permit expansion of the historic dwelling by more than 25% where 25% of the footprint of the existing structure is the maximum permitted increase. The Applicants also seek relief pursuant to §388-13.T(a)[2] (Riparian buffer zones) of the Easttown Township Stormwater Management Standards for the reduction of the riparian buffer zone on the subject property to 25 feet, where 50 feet is required by §274-18.A as incorporated in §455-31.C of the Zoning Ordinance; and any other relief that may be deemed necessary by the Zoning Hearing Board.

Hardcopies of these applications are available for review by appointment at the Easttown Township Building weekdays from 8:00 a.m. through 4:30 p.m. Electronic copies can be viewed by contacting **Matt Lubitz, Planning and Zoning Officer** at [mlubitz@easttown.org](mailto:mlubitz@easttown.org). The public may also view a livestream of the meeting virtually using Zoom, an online video conferencing service. Connection instructions will be posted on or linked to the Township website at ([www.easttown.org](http://www.easttown.org)) prior to the meeting. **However, in order to participate in the hearing on these applications or to provide public comment, the public must attend the meeting in person.** If you are a person who wishes to participate in the meeting and require an auxiliary aid, service or other accommodation, **please contact the Township at 610.687.3000 Ext. 113.**

Stacey L. Fuller, Esquire  
Solicitor for Zoning Hearing Board of Easttown Township