



**EASTTOWN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

**APPLICATION FOR
ZONING HEARING BOARD**

ORIGINAL
RECEIVED
 JUL 13 2021
 566 Beaumont Road
 Devon, PA 19333
 610-687-3000
 610-687-9666 (Fax)
 EASTTOWN TOWNSHIP

02/12/2020

PART 1 – INSTRUCTIONS

- Review Chapter 274 Natural Resource Protection and Chapter 455 Zoning of the Code of the Township of Easttown, available online at www.easttown.org, for purchase at the Township Building or review at the Township Building.
- Submit twelve (12) sets of Plot Plans, prepared by a Professional Engineer or Registered Land Surveyor, including but not limited to, site location, required setbacks, and tables for the Net Lot Area calculation, Maximum Impervious Surface calculation, and existing vs. proposed conditions for the dimensional requirements of the applicable Zoning District.
- Submit the Application Fee in accordance with the Easttown Township Fee Schedule, as approved and as may be amended by the Board of Supervisors.

PART 2 – APPLICANT INFORMATION (person or entity responsible for all costs)

Applicant Name: Waynesborough Country Club	Relationship to Property Owner: Applicant / Owner
Applicant Street Address (if P.O. Box, include street address also): 440 Darby Paoli Road	
City, State, and Zip Code: Paoli, PA 19301	
Telephone Number: 610-296-2122	Email Address: jfurko@wcc1965.org
Fax Number:	

PART 3 – PROPERTY OWNER INFORMATION

Property Owner Name (person or entity that will own the Improved Property upon completion of work): Waynesborough Country Club
Property Owner Street Address (if P.O. Box, include street address also): 440 Darby Paoli Road
City, State, and Zip Code: Paoli, PA 19301

PART 4 – PROPERTY INFORMATION

Street Address of Property for which Zoning Permit is being sought (if P.O. Box, include street address also): 440 Darby Paoli Road		
City, State, and Zip Code: Paoli, PA 19301		
Tax Map ID#: 55-4-2	Subdivision Name (if applicable):	Lot # (if applicable):

PART 5 – DATE PROPERTY ACQUIRED BY OWNER

Month, Day, and Year: January 26, 1965

PART 6 – EXISTING LAND USE (check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Residential Dwelling
<input type="checkbox"/> Single-Family
<input type="checkbox"/> Townhouse
<input type="checkbox"/> Two-Family
<input type="checkbox"/> Multi-Family | <input type="checkbox"/> Non-Residential
<input type="checkbox"/> Commercial
<input type="checkbox"/> Educational
<input type="checkbox"/> Industrial
<input type="checkbox"/> Institutional
<input checked="" type="checkbox"/> Other <u>golf course / country club</u> |
|---|---|

PART 7 – ZONING DISTRICT/OVERLAY (check all that apply)

Zoning District:

-
- AA
-
- R-1
-
- R-2
-
- R-3
-
- R-4
-
- R-5
-
- PBO
-
- VB
-
- VT
-
- VR

Zoning Overlay District:

-
- DC
-
- MF-A
-
- MF-B
-
- PA
-
- DC

PART 8 – REQUESTED RELIEF (check all that apply)

-
- Variance per Section(s)
- 274-16D; 274-18; 274-24.A(2); and 274-24.D
-
-
- Special Exception per Sections(s) _____
-
-
- Appeal of Zoning Officer's Permit Decision Dated: _____
-
-
- Appeal of Zoning Officer's Preliminary Opinion Dated: _____
-
-
- Appeal of Zoning Officer's Determination Dated: _____
-
-
- Appeal of Zoning Officer's or Township Engineer's Floodplain or Flood Hazard Area Determination Dated: _____
-
-
- Substantive Challenge to the Validity of Zoning Ordinance
-
-
- Validity Challenge to the Zoning Ordinance regarding Procedural Questions or Alleged Defects in Process

Statement of Requested Relief by Section:

Section 274-16D: Variance to permit golf course renovation work within fifty-foot riparian buffer zone.

Section 274-18: Variance to permit golf course renovation work withing fifty-foot riparian buffer zone.

Section 274-24.A(2): Variance to permit regarding of more than 15% very steep slopes on the property.

Section 274-24.D: Variance to permit grading of very steep slopes within 100 feet of streams, wetlands, lakes and ponds.

PART 9 – SPECIAL EXCEPTION OR SPECIAL RELIEF STANDARDS AND CRITERIA (complete if applicable)

The Applicant shall have the burden to prove compliance with the following standards and criteria, as may be applicable:

1. That the use of the property adjacent to the area included in the special exception is adequately safeguarded. This provision shall require noise abatement, landscaping, buffering, additional setbacks, if necessary, and similar restrictions in order to protect adjacent property.

The use of the property will not negatively impact the adjacent property. The use of the property will remain the same.

2. That vehicular trip generation resulting from the proposed use will not result in such increased traffic or turning movements as will significantly affect existing congestion on streets and roads within the immediate vicinity of the proposed development or adversely impact the reserve capacity of the public roads and road intersections providing access to and in the area of the proposed use.

Additional vehicle traffic is not anticipated as an increase in membership is not anticipated. Therefore, there will be no change to the congestion on streets and roads within immediate vicinity of the club.

3. Improvements to the streets contiguous to the applicant's property, such as road widening, acceleration and deceleration lanes, traffic control devices and similar features, shall be sufficient to obviate any adverse traffic impacts caused by the use and to protect the traveling public, and the location and design of the proposed facilities for ingress or egress shall be so located as to provide safe access to adjoining streets and roads and to avoid unnecessary traffic through existing neighborhoods.

As indicated above, additional traffic is not anticipated from the minor expansion to the existing buildings so changes to the existing streets will not be necessary.

4. The proposed use shall make adequate provision for access for firefighting and other emergency service equipment. Such access must include, but is not necessarily limited to, turning radii sufficient to accommodate fire equipment, adequacy of roadway and right-of-way widths to accommodate the free flow of such equipment, paved emergency access roads/ways, provision for adequate access in front of, between and behind buildings and structures, including paved or compacted surfaces sufficient to support the weight of fire equipment, and permanently and publicly marked as such.

Adequate access for emergency equipment exists with no changes proposed. Additionally, no changes are being made to the existing ingress or egress to the club.

5. Require submission of a certificate of adequacy of sewage and water facilities from the Chester County Health Department, the Pennsylvania Department of Environmental Protection, the Easttown Municipal Authority or other regulatory agency having jurisdiction, or evidence of compliance with such requirements determined sufficient by the Zoning Hearing Board.

This is not applicable as there is no work to be done to the sewer system.

PART 9 – SPECIAL EXCEPTION OR SPECIAL RELIEF STANDARDS AND CRITERIA (continued)

6. Except where otherwise required by Chapter 455, Zoning, or Chapter 400, Subdivision and Land Development, or the safety of the public otherwise dictates, the total number of access points on major streets and highways shall be limited. The Zoning Hearing Board shall have the power to require the frontage of buildings on parallel marginal roads or on roads perpendicular to existing public streets and highways.

The access points that are existing will not be changed or removed.

7. The proposed use shall specifically comply with all area and bulk regulations, design standards or other general regulations applicable to the proposed use.

The use will comply with the regulations as the project is a renovation project to the existing golf course.

8. The proposed use shall not be contrary or harmful to the health, safety, morals, and general welfare.

There has been a golf course at the site for over 50 years and has not been harmful to the health, safety, morals and/or general welfare. The renovation work to the golf course will not create a situation that is harmful.

9. Any recommendations of the Planning Commission shall be provided to the applicant, and the applicant shall produce evidence to ameliorate any negative concerns raised by the Planning Commission. The Zoning Hearing Board shall not be bound by such recommendations.

Acknowledged

10. Be assured that the natural features and processes characterizing the proposed site and its surroundings shall not suffer unmitigated degradation, that the management of storm waste, the provision of water or sewer service, and any other alterations to the site's predevelopment condition shall be consistent with the Township goals, practices, and plans in these regards, and that demand for water and energy by the proposed use shall be minimized to the optimal extent.

The course renovations will be consistent with the Township goals, practices and plans as the work is a renovation to the existing golf course. The post-development and pre-development conditions will be the same.

11. Impose such conditions, in addition to those required, as are necessary to assure that the intent of Chapter 455, Zoning, is complied with, and which are reasonably necessary to safeguard the health, safety, morals and general welfare of the residents of the Township at large and the residents and owners of the property adjacent to the area in which the proposed use is to be conducted. Conditions may include, but are not limited to, harmonious design of buildings, aesthetics, hours of operation, lighting, numbers of persons involved, noise, sanitation, safety, smoke and fume control and the minimizing of noxious, offensive or hazardous elements.

The existing country club use will remain the same. The golf course renovations will not create any negative impacts which would result in harming the surrounding area or residents.

PART 10 – VARIANCE STANDARDS AND CRITERIA (complete if applicable)

In addition to the standards and criteria listed in Part VIII of this Application, the Applicant shall have the burden to prove compliance with the following standards and criteria, as may be applicable:

1. There are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of this chapter in the neighborhood or district in which the property is located.

The project is for an overall renovation to the existing golf course. Parts of the existing course are located in riparian buffers, and therefore renovations will require work in these areas. Also some areas of steep slope are to be improved.

2. Because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of Chapter 455, Zoning, and the authorization of a variance is therefore necessary to enable the reasonable use of the property.

The proposed renovations will be located within the existing area of the lot that currently contains the golf course and has been designed in a way that the renovations are located within the existing area.

3. Such unnecessary hardship has not been created by the applicant.

Unnecessary hardships were not created by the applicant.

4. The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property nor be detrimental to the public welfare.

The use has been existing at the site for over 50 years, the golf course renovations will not alter the essential character of the neighborhood.

5. That, in the case where the property is located in part or totally within the regulatory floodway, the granting of a variance will not increase the base flood elevation.

Floodplain permit, FP-2021-01, was issued June 11, 2021 to allow for work to be performed within floodway and floodplain.

6. The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

The variances requested represent the least modification possible of the code regulation while enabling the Waynesborough Country Club to renovate its property.

PART 11 – SUBSTANTIVE CHALLENGES STANDARDS AND CRITERIA (complete if applicable)

The Applicant shall have the burden to prove compliance with the following standards and criteria, as may be applicable:

1. The impact of the proposal upon roads, sewer facilities, water supplies, schools and other public service facilities.

The proposed will not impact existing roads, sewer facilities, water supplies, schools or other public services. The existing use will not change.

2. If the proposal is for a residential use, the impact of the proposal upon regional housing needs and the effectiveness of the proposal in providing housing units of a type actually available to and affordable by classes of persons otherwise unlawfully excluded by the challenged provisions of the ordinance or map.

Not applicable.

3. The suitability of the site for the intensity of the use proposed by the site's soils, slopes, woodlands, wetlands, floodplains, aquifers, natural resources, and other natural features.

The site has existed as a country club since 1965 and the use will not change. The proposed renovations to the golf course will be minimal.

4. The impact of the proposed use on the site's soils, slopes, woodlands, wetlands, floodplains, natural resources and natural features, the degree to which these are protected or destroyed, the tolerance of the resources to development and any adverse environmental impacts.

Parts of the existing course are located in areas of steep slopes, woodlands, wetland, floodplains, natural resources, and natural features. Renovations in these areas to be minimal. The post-development conditions will be restored to pre-development conditions.

5. The impact of the proposal on the preservation of agriculture and other land uses which are essential to public health and welfare.

Not applicable.

PART 12 - CERTIFICATION

- I am the Property Owner, or
- am an officer or official of the Property Owner, or
- have the authority to make this application (attach delegation of signatory authority),

acknowledge that the information provided in this Application, including any plans and specifications, is true and correct to the best of my knowledge and belief.

Joseph T Furko

Name (type or print legibly)

Official Title

440 Darby Pkwy PA 19101

Street Address

City, State Zip

610-296-2122

Phone Number

E-Mail Address

[Handwritten Signature]

Signature

Date

PART 13 - TOWNSHIP ACTION

Permit Application Fee:

\$ 1,500.00

Paid

Cash

Check No. 18312

Received by: Don Curley

Date: _____

Not Paid