

## PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that Easttown Township Zoning Hearing Board will hold a public meeting on **Thursday, December 16, 2021**, 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 627 – Courtney Clifton and David Shollock** – 138 Berkley Road, Devon (R-4 District, TPN 55-3J-71) The Applicants seek a special exception pursuant to §455-123.A(3) (Nonconforming structures) of the Easttown Township Zoning Ordinance to authorize the alteration, renovation, or expansion of a nonconforming structure to increase the structure's size to more than 25% of the footprint of the existing structure and a variance from §455-123.A(1) (Nonconforming structures) to increase the floor area of the structure that is nonconforming as to the rear yard setback, to permit the construction of a home addition to the existing single-family detached dwelling; and any other relief that may be deemed necessary by the Zoning Hearing Board.

**ZHB 628 – Matthew Haraburda and Rebecca Odell** – 527 Green Hill Lane, Berwyn (R-1 District, TPN 55-4F-19). The Applicants seek a variance from §455-28.B (Lot averaging - Design regulations) of the Easttown Township Zoning Ordinance to permit the construction of a front porch addition to a single-family dwelling that will encroach approximately 4.3 feet into the required 40-foot front yard setback. Applicants also seek a variance from §455-124.C (Nonconforming lots) to permit the construction of the proposed front porch addition that will not comply with the bulk requirements of the R-1 (Lot averaging) District; and any other relief that may be deemed necessary by the Zoning Hearing Board. The hearing on this application was continued from November 11, 2021 and public comment will be taken before a decision is rendered by the Zoning Hearing Board.

**ZHB 629 – Paul and Ruth Strid** – 260 Church Road, Devon (AA District, TPN 55-5B-62). The Applicants seek a variance from §455-14.A and Table 3.2 (Dimensional requirements) of the Easttown Township Zoning Ordinance to permit the installation of a swimming pool, patio and related improvements that will encroach approximately 14 feet into the required 75 foot rear yard setback; and any other relief that may be deemed necessary by the Zoning Hearing Board. The hearing on this application was continued from November 11, 2021 and public comment will be taken before a decision is rendered by the Zoning Hearing Board

**ZHB 631 – Matthew Woods** – 132 Berkley Road, Devon (R-4 District, TPN 55-3J-89). The Applicant seeks a variance from §455-14.A and Table 3.2 (Dimensional requirements) of the Easttown Township Zoning Ordinance to permit the installation of a 12 square feet concrete pad and generator that will encroach approximately 5 feet into the required 25 feet side yard setback; 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 participate in 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. 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