



**Department of Building, Housing & Code Enforcement**  
*Regulations for the Protection of Public Health, Safety and Welfare*

401 East Gay Street ▪ West Chester, Pennsylvania 19380  
610-696-1773 ▪ Fax: 610-692-7958 ▪ web: [www.west-chester.com](http://www.west-chester.com)

**NOTICE IS HEREBY GIVEN** that the Zoning Hearing Board of the Borough of West Chester, Pennsylvania will meet virtually **on September 14, 2020 at 5:30 pm.**

The purpose of this meeting is to render a decision for the following appeal that was heard on August 10, 2020.

**APPEAL #972**

<i>Applicant:</i>	Altaf Kasmani, Sadia Usman and Daniyal Feroz
<i>Property Address:</i>	110 and 112 South Matlack Street
<i>Tax Parcel Number:</i>	1-9-533 and 1-9-534
<i>Zoning District:</i>	NC-2(C)

Applicants seek to consolidate the two lots into one lot, and once consolidated, redevelop the Property by building a two-family detached residential dwelling as permitted under Section 112-19. Applicants seek variance relief for the following:

1. A variance from the minimum lot area requirement of Section 112-21(A) to reduce the minimum lot area from 2,500 square feet to 1,614 square feet;
2. A variance from the maximum building coverage requirement of Section 112-21(A) to increase the building area from 45% to 59.60%;
3. A variance from the minimum lot width at the building line requirement of Section 112-21(A) to reduce the width from 40 feet to 22.94 feet width;
4. A variance from the minimum front yard setback requirement of Section 112-21(A) to reduce the front yard setback fronting on South Matlack Street from 15 feet to 2.04 feet or to a certain size required to maintain the character of the existing building setbacks on the block;
5. A variance from the minimum front yard setback requirement of Section 112-21(A) to reduce the front yard setback fronting on Locust Alley from 15 feet to .94 feet;
6. A variance from the minimum side yard, individual setback requirement of Section 112-21(A) to reduce the minimum side yard, individual setback from 5 feet to 0 feet; and
7. A variance from the minimum aggregate side yard setback requirement of Section 112-21(A) of 15 feet as the result of the failure to have a total of two side yard setbacks each meeting the minimum individual setback requirement of 5 feet.
8. A variance from the requirements in Section 112-73A and 112-73C(3) to have two off-street parking spaces for each dwelling unit at the property.

Applicants also seek such other additional relief as the Board may find to be appropriate.

Due to the COVID 19 Pandemic, the Zoning Hearing Board meeting will be held virtually using WebEx. The general public is welcome to join the hearing/meeting via a computer, laptop, tablet, cell phone or landline phone. The Public WebEx link can be found at [www.west-chester.com](http://www.west-chester.com). If you need further assistance, please contact the Borough's Chief Information Officer at [wmann@west-chester.com](mailto:wmann@west-chester.com). Residents may provide public comments by submitting them via email to [webex@west-chester.com](mailto:webex@west-chester.com) prior to the meeting to be read aloud or participants may provide public comments during the meeting. Those individuals with disabilities and ADA accommodations for effective participation in the meeting should contact [webex@west-chester.com](mailto:webex@west-chester.com) or call 610-692-7574 at least two days prior to the meeting. All attempts will be made for reasonable accommodations.

Respectfully,

Kevin Gore  
Zoning Officer