

To: Kevin Gore  
Director of Housing  
Borough of West Chester

From: Stephen Green,  
800 N New St. West Chester Pa. 19380

Dear Kevin,

I'm writing to request a variance regarding code 112-88 (J), at my primary residence of 800 N New ST. It is my goal to build a new garage structure in the South East corner of the property (please see attached drawing). Though there is a garage structure currently on the property it was deemed unusable for car storage due to flooding. To minimize the flooding the blacktopped driveway leading to the structure needed to be torn up and replaced with permeable surface.

Code 112-88 (J), to my understanding, does not permit me to build an accessory structure in-front of the main building on the property. It's necessary to do so for several reasons.

- It would be more architecturally correct – The original portion of our home was built in the early 1780's. Attaching a garage to the front of the current stone structure would alter the historic character of the home that we've tried to maintain by not altering the front in any way (windows, doors, shutters). We would build the new garage in a carriage house style consistent with what would have been the natural architectural evolution of the property.
- Impervious space – We have tried to maintain as much permeable space as possible. The proposed structure would almost entirely sit over current blacktop (area in which cars are parked currently).
- Water flow – For over 240 years water drainage has run around the current structure without issue. Changing the flow of the ground water could result in water issues elsewhere.

The proposed building area is hidden behind a land berm and tree line along New Street and a land berm and tree line along the private drive. It will not be visible from any neighbor's property without great effort.

Included with this letter for your review:

- Drawing of proposed build site
- Rendering of the potential structure

Thank you for your consideration,  
Stephen Green



