



March 3, 2021

Mr. Kevin Gore, CFM,BCO
Building & Housing Director
Borough of West Chester
401 E. Gay Street
West Chester, PA 19380

Mr. Gore,

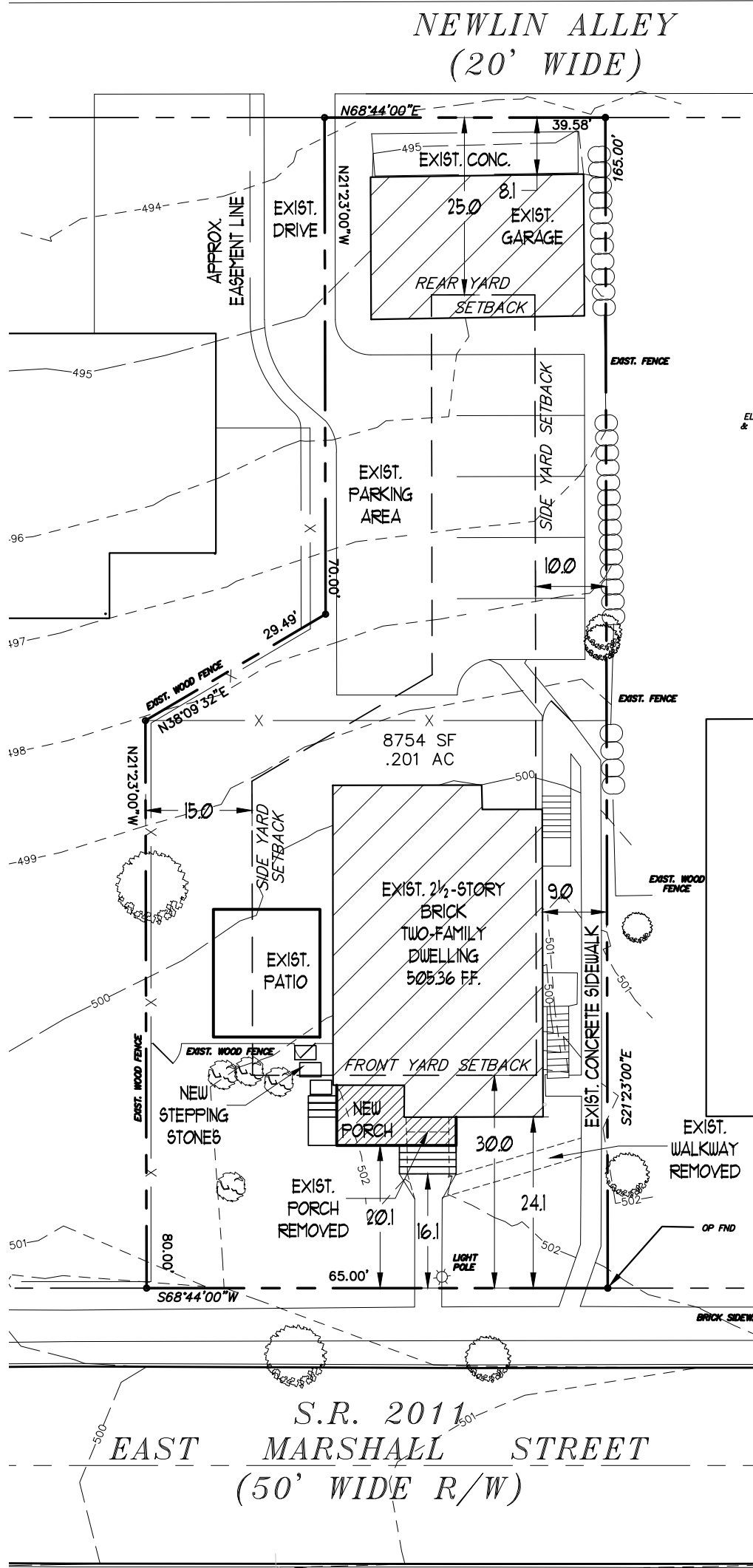
This letter serves as our application to the zoning hearing board regarding a variance request for 139 E Marshall St, West Chester, PA 19380, located within an NC-1 Block Class "C" Zoning District of the Borough. The application of Rosalie (Rose) Stancato (homeowner) for a variance from the 50% maximum impervious coverage as well as the 30-foot front yard setback requirement of **Section 112-14** of the Borough Zoning Ordinance, in order to construct a new front porch to replace the original front porch that was removed at an unknown date.

My client, Rose Stancato, plans to replace the existing concrete landing and steps with a more historically accurate front porch. The current home sits over the front yard setback so the entire proposed porch will be in the setback. Evidence of the original porch roof width can be seen on the existing brick façade. It is our intention to replicate a porch of similar width but with a new roof line that mimics other historic porches in the area. The new porch will have historically appropriate synthetic wood porch floor, columns, & trims as well as a historically appropriate standing seam metal roof. In order to offset some of the new impervious coverage, we intend to remove an existing concrete sidewalk that connects the front walkway to the side walkway. After converting the former doctor's office on the first floor back into her private residence, Rose would like to continue to improve the residential property and replace some of the historic character that was lost.

Please let me know if you need any more information.

Regards,

Brian Thomas, RA
Jeffrey C. Beitel Architecture
Homeowner Representative



GENERAL NOTES

1. RECORD OWNER:
STANCATO, ROSALIE
139 E. MARSHALL ST.
WEST CHESTER, PA 19380
2. UPI #: 1-5-28
3. LOT AREA: .201 ACRES (±8,754 SQ FT)
4. THIS IS NOT A SURVEY & NO SURVEY IS EXPRESSED OR IMPLIED. BOUNDARY, TOPOGRAPHIC, AND PHYSICAL IMPROVEMENTS INFORMATION SHOWN ARE FROM INFORMATION OBTAINED FROM SUBDIVISION PLAN BY ADVANCED GEOSERVICES DATED 6/2/08 & PARTIAL FIELD OBSERVATIONS BY BEITEL ARCHITECTS

ZONING REQUIREMENTS

ZONE NC-1 (BLOCK CLASS C) AREA AND BULK REGULATIONS	REQUIRED BY CODE	EXISTING CONDITIONS (PRE-RENOVATION)
MIN. LOT AREA	6,500 S.F.	8,754 S.F.
MIN. LOT WIDTH		
AT BUILDING LINE	65'	65'
AT STREET LINE	50'	65'
BUILDING SETBACKS		
MIN. FRONT YARD	30'	±24.14'
MIN. SIDE YARD	10'/25' AGG.	±9.0'
MIN. REAR YARD	25'	±8.1'
MIN. GREEN AREA	35%	47.7%
MAX. BUILDING COVERAGE	30%	21.8%
MAX. IMPERVIOUS COVERAGE	50%	52.3%**
MAX. BUILDING HEIGHT	35'	<35'

**EXISTING NON-COMFORMITY

EXISTING LOT AREA INFORMATION

TOTAL LOT AREA	8,754 S.F.
IMPERVIOUS COVERAGE:	
EXIST. DWELLING*	±1,307 S.F.
EXIST. CONC STAIRS	±48 S.F.
EXIST. GARAGE*	±601 S.F.
EXIST. GARAGE APRON	±170 S.F.
EXIST. DRIVEWAY	±1,665 S.F.
EXIST. WALKS	±426 S.F.
EXIST. WOOD STAIRS	±92 S.F.
EXIST. PATIO	±270 S.F.
TOTAL IMPERVIOUS COVERAGE	4,579 S.F.
% OF THE TOTAL AREA	52.3%
TOTAL BUILDING COVERAGE	1,908 S.F.
% OF THE TOTAL AREA	21.8%

* = BUILDING COVERAGE

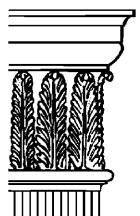
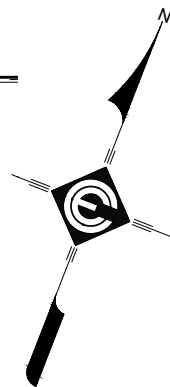
PROPOSED LOT AREA INFORMATION

TOTAL LOT AREA	8,754 S.F.
IMPERVIOUS COVERAGE:	
EXIST. DWELLING*	±1,307 S.F.
PROPOSED PORCH*	170 S.F.
EXIST. GARAGE*	±601 S.F.
EXIST. GARAGE APRON	±170 S.F.
EXIST. DRIVEWAY	±1,665 S.F.
EXIST. CONCRETE WALKS	±380 S.F.
EXIST. WOOD STAIRS	±92 S.F.
PROP. STEPPING STONES	±18 S.F.
EXIST. PATIO	±270 S.F.
TOTAL IMPERVIOUS COVERAGE	4,673 S.F.
% OF THE TOTAL AREA	53.4%
TOTAL BUILDING COVERAGE	2,078 S.F.
% OF THE TOTAL AREA	23.7%

* = BUILDING COVERAGE

94 SF INCREASE IN IMPERVIOUS COVERAGE
170 SF INCREASE IN BUILDING COVERAGE

SITE PLAN 1" = 20'-0"

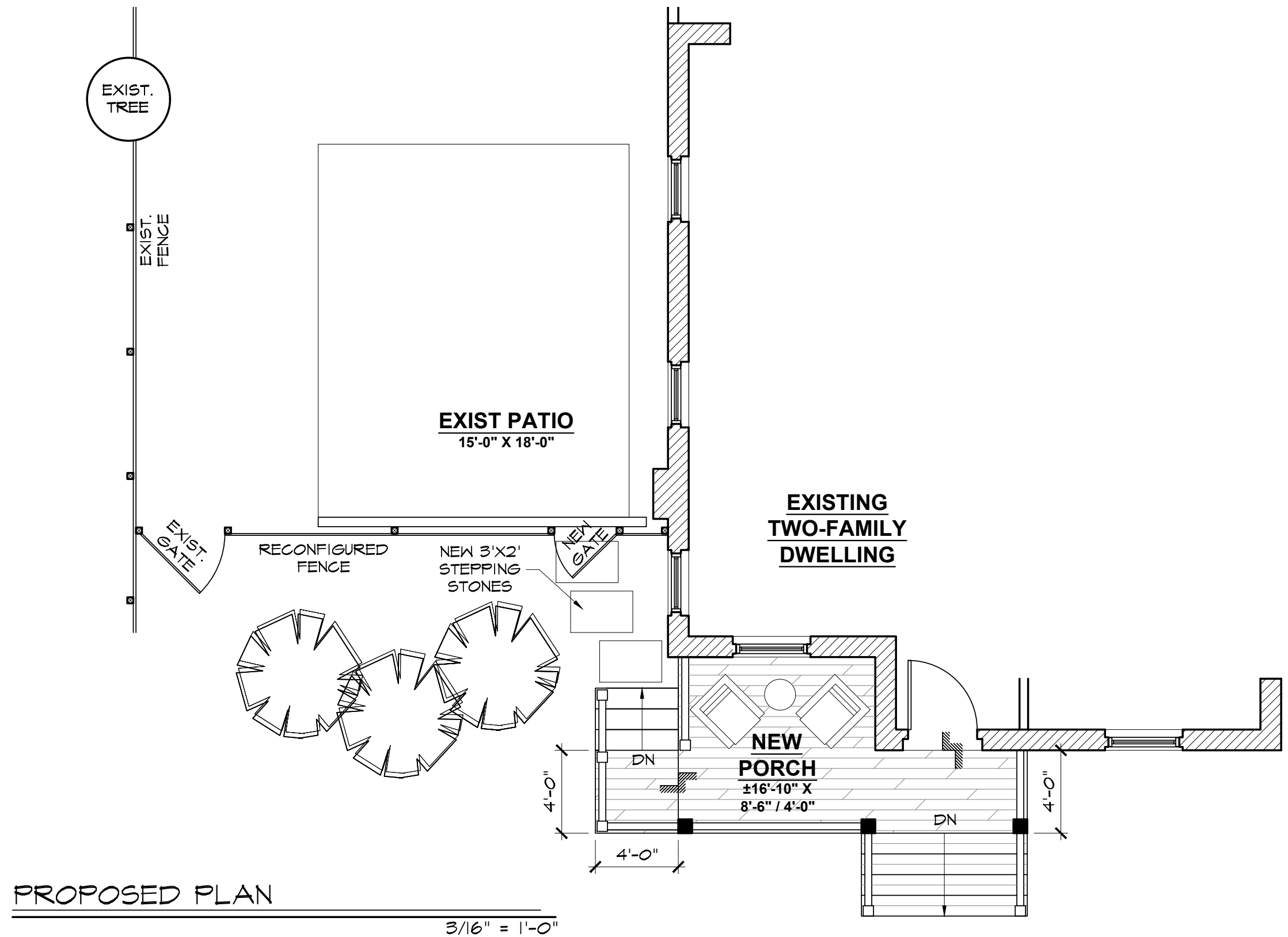


Jeffrey C. Beitel
ARCHITECTURE
610-738-8933
228 East Biddle St.
West Chester, PA 19380

COMM. NO.
22019

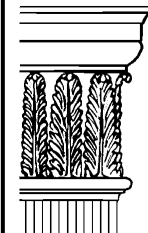
ISSUE DATE
3/1/21

PROPOSED FRONT PORCH FOR:
ROSE STANCATO
139 EAST MARSHALL STREET
BOROUGH OF WEST CHESTER, PA



PROPOSED PLAN

3/16" = 1'-0"



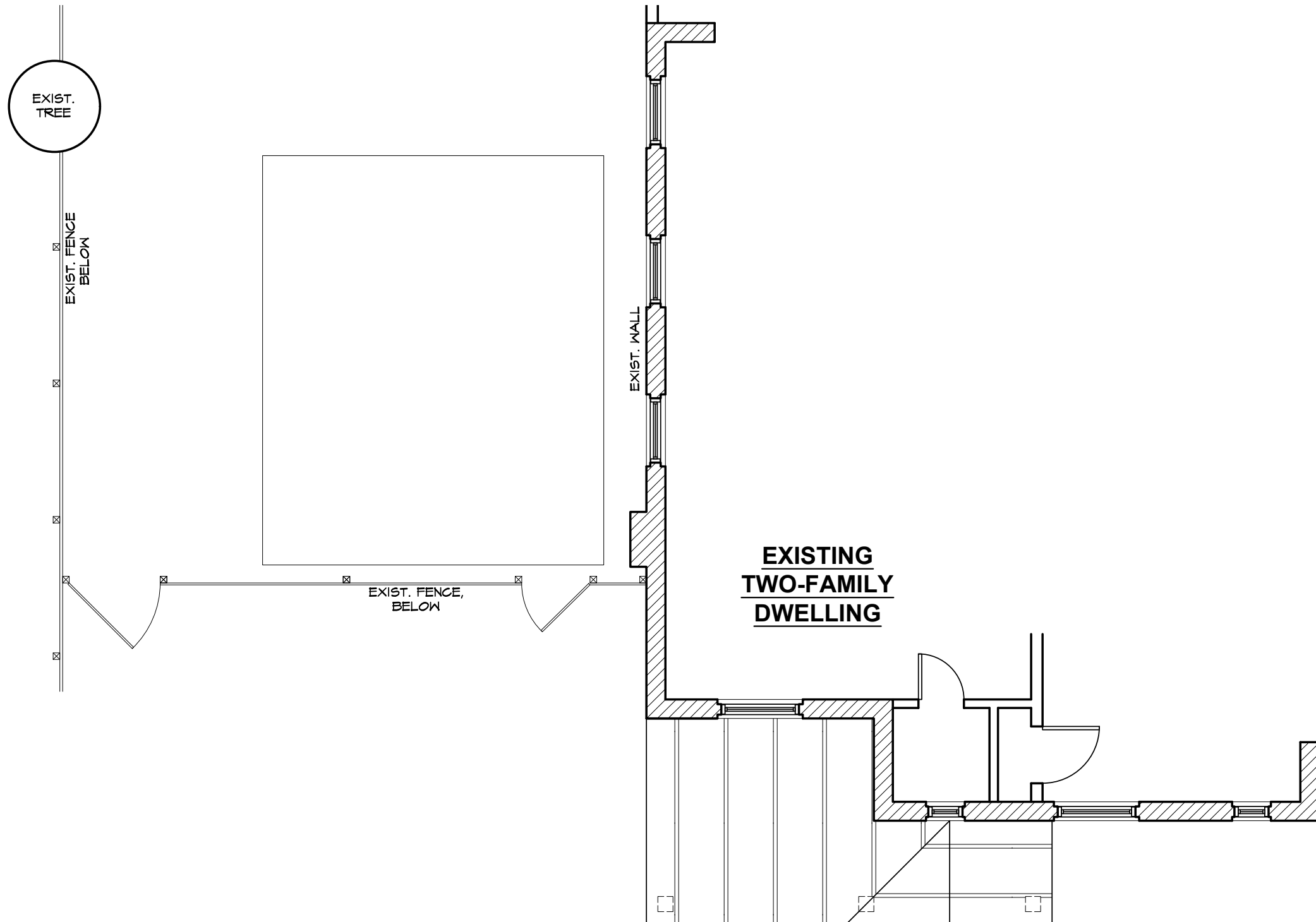
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**NEW FRONT PORCH FOR:
 ROSE STANCATO**

**139 EAST MARSHALL STREET
 BOROUGH OF WEST CHESTER, PA**

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PROPOSED ROOF PLAN

3/16" = 1'-0"



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NEW FRONT PORCH FOR:
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PROPOSED FRONT ELEVATION

3/16" = 1'-0"



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PARTIAL LEFT SIDE ELEVATION

3/16" = 1'-0"



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