



EAST BRADFORD TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

Memo

To: Board of Supervisors, Zoning Hearing Board & Planning Commission

From: Andrea Campisi, Director of Planning and Zoning/Zoning Officer

Date: September 22, 2023

Subject: **Variance & Special Exception Application – 558 & 570 Highland Road, Holy Ascension Antiochian Orthodox Church, Tax Parcels 51-5-39 & 51-5-38.3**

The Township received an application seeking certain variances and a special exception filed by Robert Tucker, Esquire, on behalf of the property owner on August 7, 2023. The application was revised, and additional information was submitted on August 28, 2023.

Property Description/History

The property consists of two separate parcels. Parcel 51-5-39 consists of 4.5 acres and contains the existing church, shed and parking lot. Parcel 51-5-38.3 consists of 3 acres and is currently vacant. Taylor Run, an impaired stream according to the PA Department of Environmental Protection, flows through the property and contains associated floodplain and riparian buffers. Upon obtaining special exception approval in September 1985, the existing church and parking lot were constructed in 1986.

Proposal/Relief Needed:

The applicant proposes to merge the two parcels into one lot, construct a new church with a 6,347 square foot footprint, construct a new social hall with a 5,186 square foot footprint as phase II of the project and expand the existing parking lot to provide 95 parking spaces. The existing church will remain.

The applicant seeks an amendment to the original special exception approval dated September 12, 1985 (attached) which authorized the construction of the church and included the following condition that limited the size of the church:

1. The special exception hereby granted is for a church facility not to exceed the number of seats depicted on Applicant's Ex. A-2, plus the number of additional seats as Applicant shall demonstrate to the Township Zoning officer is proposed for the four (4) classrooms and nursery.

The applicant also seeks the following variances and any all relief necessary to construct a new church, social hall and expanded parking lot on the Property:

1. Section 115-58B.2.e.4 – to provide 95 parking spaces where 110 parking spaces are required.
2. Section 115-56B.1 - to permit a 24-foot-wide main access driveway where a 28-foot-wide driveway is required.

3. The applicant also seeks a determination from the Zoning Hearing Board that a transportation impact analysis is not required by Section 115-86F. In the alternative, the applicant requests a variance from 115-86F to not provide a transportation impact analysis.

Planning Commission

Per Zoning Ordinance Section 115-86C, Special Exceptions, the Planning Commission will consider the special exception aspect of the application at their meeting on September 26, 2023.

The Board of Supervisors shall cause to have the plans and other documents reviewed by the Township Engineer and by the East Bradford Township Planning Commission and shall forward reports prepared by said Township Engineer and Planning Commission to the Zoning Hearing Board for its consideration at least five days before the scheduled hearing date. The Board may also incorporate, at its option, any comments or recommendations it may have.

Board of Supervisors

The Board of Supervisors will consider the application at their meeting on October 5, 2023.

Hearing Date

The hearing has been scheduled for October 16, 2023 at 7 pm.

If you have any questions, please feel free to contact me at acampisi@eastbradford.org.