

NOTICE

NOTICE is hereby given that the Valley Township Zoning Hearing Board will hold a public hearing on Wednesday, August 24, 2022, at 7:00 p.m. at the Valley Township Municipal Building located at 1145 West Lincoln Highway, Coatesville, Pennsylvania, to consider an amended application (Amended Application) filed by Valley Square Development Associates, LP, as record property owner of the subject property at 1185 W. Lincoln Hwy., Coatesville, PA, for variances from certain sections of the Valley Township Zoning Ordinance of 2015, as amended (the "Ordinance") to accommodate a planned convenience store with accessory gas pumps, namely: 1) a variance from Section 27-447 K(1) to permit a drive aisle to be located 28.6 feet from West Lincoln Highway where a 50-foot landscape buffer setback is required; 2) variances from Section 27-447.1.L(6) and 27-447.1.O to permit a trash dumpster to be located 4.7 feet from the right-of-way of Prescott Road and 3) a variance from 27-447.1.L(6) to permit a portion of a parking space to be located 22.2 feet from the right-of-way of Prescott Road. The subject property bears Chester County Tax Parcel No. 38-2-48.2 and is located on the east side of Airport Road north of Lincoln Highway. The subject property is designated as Lot 3 of the Valley Suburban Center Mixed Use development located in the Regional Commercial Zoning District of the Township.

The Applicant's original Application, submitted on May 18, 2022, was scheduled for hearing on June 22, 2022, pursuant to public notice; the original hearing was continued to allow for the Amended Application now submitted for the Zoning Hearing Board's consideration. The Applicant has advised that requests for zoning relief contained in the original application and not requested in the Amended Application are withdrawn. The hearing rescheduled for July 27, 2022 has been further rescheduled at the Applicant's request.

Relief is sought pursuant to Part 6 of the Ordinance, "Board Functions," Section 605.D. A full copy of the Amended Application is available for inspection at the Township Municipal Building during regular Township business hours.

If you are a person with a disability and wish to attend the hearing on the date set forth above, and require an auxiliary aid, service or other accommodation to observe or participate in the proceedings, please contact the Township Secretary at (610) 384-5751 to discuss how the Township may best accommodate your needs.

VALLEY TOWNSHIP, CHESTER COUNTY
ZONING HEARING BOARD

Helen J. Esbenshade, Esquire
Solicitor