

NOTICE

APPLICATION FOR SPECIAL EXCEPTION

Brad and Erin Hosbach have applied to the Swarthmore Zoning Hearing Board for a Special Exception to install a front yard fence facing Michigan Avenue at their property located at the corner of Michigan Avenue and School Lane. The property address is 525 School Lane and is located in the RC Residential Zoning District.

A public hearing on this matter is scheduled for Tuesday, May 25, 2021, at 8:30 p.m. Please refer to the Borough website for details on the meeting location and/or Zoom information.

The application is available for review on the Swarthmore Borough website (swarthmorepa.org) under the “Public Meeting Notices” tab.

Jenny Shulbank, Chair
Swarthmore Zoning Hearing Board

If you are a person with a disability and wish to attend this meeting and require an auxiliary aid, service, or other accommodation to participate in the proceedings, please contact Borough Manager Jane Billings at (610) 543-4599 to discuss how the Borough may accommodate your needs.

RECEIVED
APR 15 2021
SWARTHMORE BOROUGH

FOR OFFICE USE ONLY:
Date Received 4/16/21
Zoning District RC
Parcel Number 43 00 0110901

SPECIAL EXCEPTION APPLICATION

SWARTHMORE ZONING HEARING BOARD

- Applicant Brad Hoshbach & Erin Hoshbach
Address 525 School Lane
Telephone (Day) 610-420-8759 (Evening) ← same
E-mail erin317@gmail.com
- Location of Property 525 School Lane
Owners (if different from above; please see instruction) n/a
Address _____
Telephone (Day) _____ (Evening) _____
- Applicant hereby appeals to the Zoning Hearing Board for a Special Exception for the following: see attached

which is permitted as a Special Exception in Section _____ of the Borough of Swarthmore Zoning Code. Applicant has attached to this application all information necessary to demonstrate that said Special Exception complies with all applicable criteria and standards set for in the Borough of Swarthmore Zoning Code.

* * * * *
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF DELAWARE

Before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in Delaware County, personally appeared BRAD WILLIAM HOSBACH, who being duly according to law, doth depose and say that all the above statements and/or drawings and/or attached plans are true.

Subscribed before me this 14th day of April, 2021.

[Handwritten Signature]

Applicant signature

[Handwritten Signature: Kevin J. Cetroni]
Notary Public Seal

WAIVER OF COURT REPORTER

Commonwealth of Pennsylvania - Notary Seal
Kevin J. Cetroni, Notary Public
Delaware County
My commission expires August 31, 2022
Commission number 1025316
Member, Pennsylvania Association of Notaries

To Whom it May Concern:

We hope that this letter finds you doing well. We have resided at 525 School Lane in Swarthmore since 2013. At that time, when selling the home, the former owner was advised that prospective buyers would want a fence in order to protect families from the traffic on Michigan Ave. He took the advice and installed a fence, however, it is evident that it was the most simple and economical way for him to circumvent the issue. Because of this, there is a large amount of property that is not being utilized on the side of Michigan Ave.

As you may know on too many occasions cars and trucks drive faster than the posted speed limit on Michigan Ave. There are no stop signs between Milmont Ave and Fairview Road. Unfortunately, this creates an opportunity for those wanting to speed and potentially creating a very dangerous situation. To make matters worse Ridley Township allowed the building of five homes directly across from our home creating more traffic in our vicinity.

We have two small children, as well as two dogs, who love to be outside and play in the yard. With the traffic of Michigan Avenue, a fence is absolutely necessary to protect their safety. Especially in these trying times, it is imperative for us to facilitate a safe playing space, ideally outside, to cut down on any potential risks and foster habits of health and wellness.

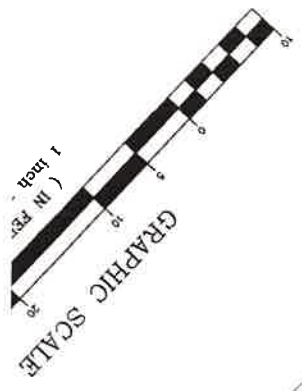
We are truly hoping that you will approve a variance that would allow us to utilize our property to its fullest potential in a way that will create a safe environment for our family. This appears to have been approved for the others in Swarthmore, as the other homes along Michigan Ave have their fence in our ideal location (pictures and details attached).

Thank you so much for your consideration with this matter, we will be so grateful for the variance so that we can promptly extend our fence.

Thank you so much for your time,

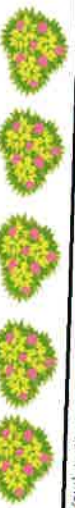
Brad and Erin Hosbach

Public Road Known As "SCHOOL LANE"



Public Road Known As "MICHIGAN AVENUE"

sidewalk



4 feet

new/extension 42 inch fence

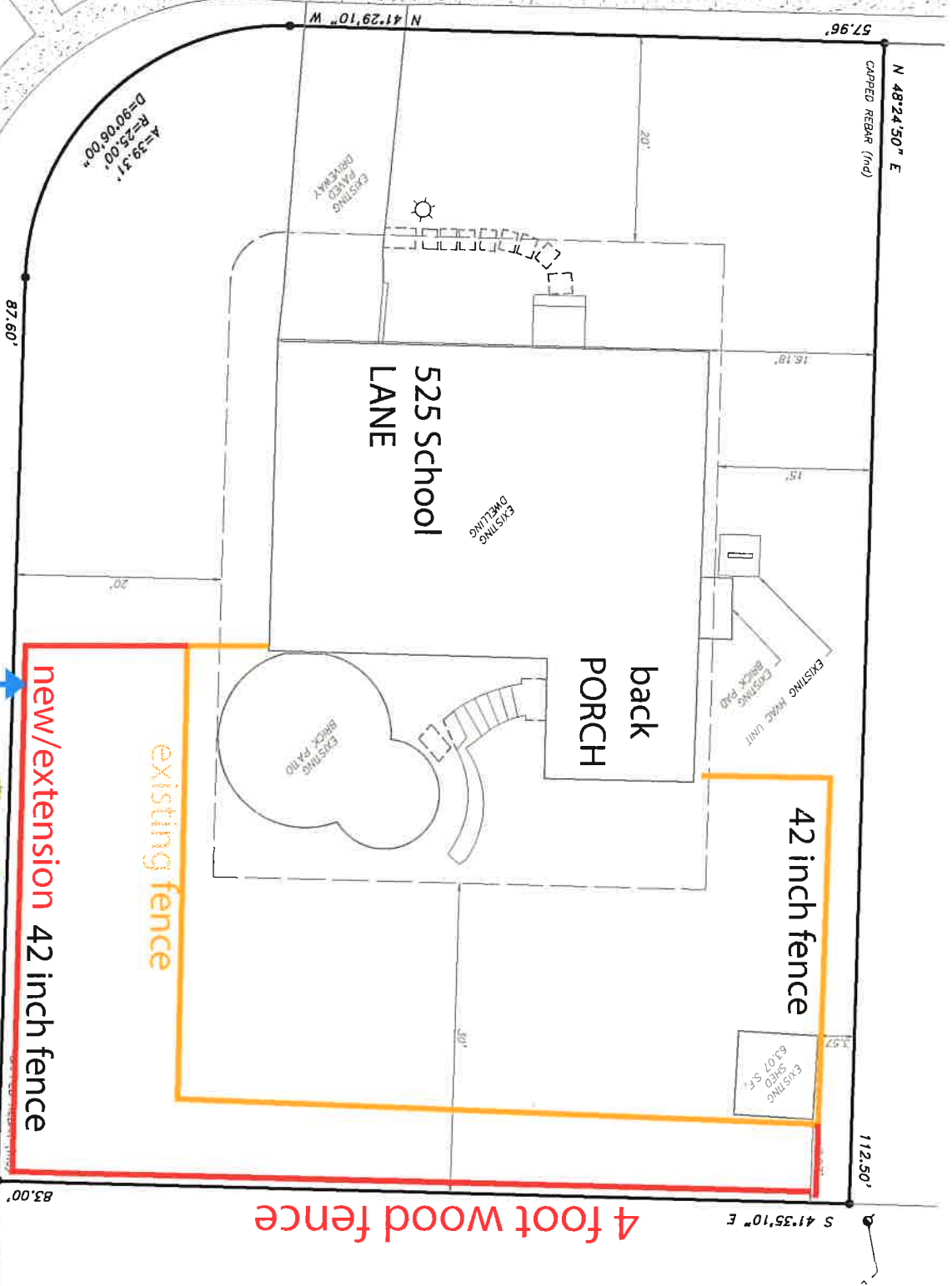
existing fence

4 foot wood fence

42 inch fence

back PORCH

525 School LANE



N 48°24'50" E

57.96'

N 41°29'10" W

A=39.31'
R=25.00'
D=90°06'00"

87.60'

16.18'

15'

20'

EXISTING BACK UNIT
EXISTING BACK END

EXISTING DWELLING

EXISTING PAVED DRIVEWAY

EXISTING BRICK PATIO

EXISTING SHED S.F.
63.07 S.F.

112.50'

S 41°35'10" E

83.00'

existing fence and the fence we will
use for extension, 3.5 feet.
back of property will be 4 foot



526 School Lane

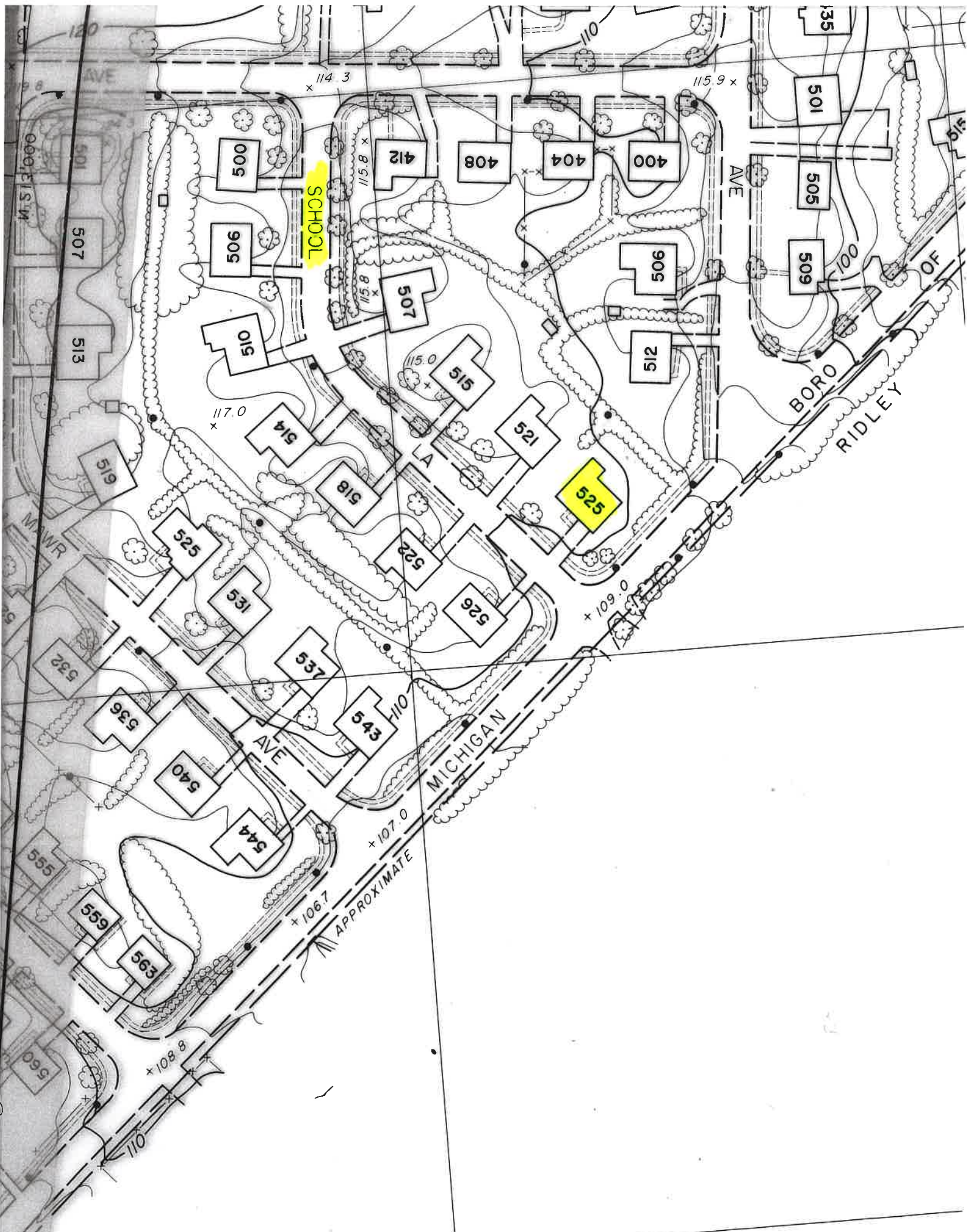


543 Bryn Mawr



563 Warminster







WESTMINSTER AVE

BRYN MAWR AVE

SCHOOL LANE

SWARTHMORE BORO 191 MORE ST 43-0901

STRATH HAVEN AVE.

38-13

172

RD

RD



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