

**WEST GOSHEN TOWNSHIP**  
**ZONING HEARING BOARD**

1025 Paoli Pike, West Chester, PA 19380

January 23, 2023

7:00 PM

**AGENDA**

1. Call to Order
2. Election of Officers for 2023
3. Old Business
  - a. Decision & Order for Application 10-2022 for 820 E Washington Street

4. New Business

- a. Application 1-2023 for 546 Taylors Mill Road

Application of the West Goshen Township Sewer Authority for property located at 546 Taylors Mill Road, West Chester, PA 19380, identified as Tax Parcel Nos. 52-4-4.1. The subject property consists of 0.43 acres improved with a pump station and electric transformer in the R-3 Residential District. The Applicant is requesting a special exception pursuant to Section 84-90.9.F of the West Goshen Township Zoning Ordinance to permit the construction of electrical equipment improvements to serve the existing pump station on the property.

- b. Application 11-2022 for 220 Garfield Avenue

Application of the Envera LIC, LLC for property located at 220 Garfield Avenue, West Chester, PA 19380, identified as Tax Parcel Nos. 52-5B-1. The subject property consists of 3.2 acres improved with a 42,360 square foot commercial building located in the I-3 General Industrial District. The Applicant is requesting a variance from Section 84-39.B(5) of the West Goshen Township Zoning Ordinance to permit a 7,700 square foot addition to the existing building to allow for a 21-foot front yard setback where a 40-foot setback is required.

5. Adjournment