

## NOTICE OF MEETINGS

The Chadds Ford Township Zoning Hearing Board, Township Hall, 10 Ring Road, Chadds Ford, Delaware County, Pennsylvania 19317 will hold a public hearing on Thursday, April 20, 2023 at 7:00 p.m. Please refer to the Township website at [www.chaddsfordpa.gov](http://www.chaddsfordpa.gov) or call the Township office at 610-388-8800 for hearing access information.

1. 1620 Baltimore Associates, LP seeks variance relief from Section 135-153 - Required off-street parking. With the addition of the proposed coffee shop in the existing building, additional parking shall be required in order to conform to the regulations of the Chadds Ford Township Zoning Ordinance. The required combined parking spaces for all businesses in the building is 143 and the provided parking spaces for all businesses in the building is 79. Said property is located at 1620 Baltimore Pike, Chadds Ford, PA 19317.

2. SMP Property Management, LLC seeks the following variances for this property: Requests for special exception under Ordinance Section 135-166.B.1 to permit an expansion so long as there is no increase in the extent of the non-conformity; Section 135-12.C. and De Minimus Variance from Steep Slope Sections 135-144.6.A(3)(a), 144.B(4)(a), 144.6(2)(f), Special exception for enlargement of nonconforming buildings under Ordinance Section 135-166.B.1, Extension of Variance from Ordinance Section 135-176. Although titled in the name of his property management company, the subject property is a single-family residential dwelling with a home office owned by Milan S. Patel, the applicant, which is 13.987 acres. The applicant proposes to add a 1,100 sq. ft. attached garage to the dwelling in addition to adding a concrete walkway at the west end of the house leading to an elevated deck at the rear with total square footage of the walkway and elevated deck of 650 sq. ft. Said property is located at 1330 Baltimore Pike, Chadds Ford, PA 19317.

The public is invited to attend and give comment.

STEPHEN A. DURHAM, SOLICITOR