

## NOTICE OF MEETING

The Chadds Ford Township Zoning Hearing Board, Delaware County, Pennsylvania will hold a public hearing on Thursday, August 17, 2023 at 7:00 p.m. at the Township Hall, 10 Ring Road, Chadds Ford, Pennsylvania 19317.

1625 Creek, LLC, a/k/a Hank's Place is seeking a request for the granting of a six (6) month extension of a previously granted approval from August 17, 2022.

Celestyn Napolitan & Sandra Pietrusza are seeking variances from Chapter 135, §§ 144.6 A. (1) which permits construction of an accessory structure to be located in very steep slopes; Chapter 135, §§ 144.6 A.(2)(f); 144.6 A.(3)(a) & (b); 144.6 B.(4)(a) & (b); together with any and all other zoning relief necessary to allow the location and construction of a proposed single family dwelling (SFD) and accessory detached garage in or in the proximity of steep and very steep slopes. The SFD and detached garage will be located within 20' of the edge of steep/very steep slopes. Relief may also include cut and fill and soil and rock extraction in these areas. In addition, over half an acre is located in the right of way of Baltimore Pike which leaves the property undevelopable in the R-2 District. Said property is located at 1281 Baltimore Pike, Chadds Ford Township, PA 19317, Tax Folio No. 04-00-000335-00.

The public is invited to attend and give comment.

STEPHEN A. DURHAM, SOLICITOR