

**TREDYFFRIN TOWNSHIP
ZONING HEARING BOARD**

Dan McLaughlin, Robyn Forbes Drucker, Bradford Murphy

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of Tredyffrin Township will hold a public hearing at the Township Building, 1100 DuPortail Road, Berwyn, PA on Thursday, May 22, 2025, at 7:00 pm to hear the following:

Appeal #2025-15: Application of Allan Brown Jr., 927 Mount Pleasant Ave, Wayne, PA 19087, (Tax Parcel #43-11D-36) located in a R-4 Residential Districts, for a Special Exception pursuant to Section 208-33.D(6) to permit a student home in a single-family dwelling; a variance from Section 208-122.1.A(3) to permit a student home to be less than the required distance between to another student home; and such other and further relief as necessary.

Appeal #2025-16: Application of Application of Robert Atchinson, 5 Lizbeth Ln, Berwyn, PA 19312, (Tax Parcel #43-10F-114) located in a R-2 Residential Districts, for a variance from Section 208-26.E to permit an aggregate side yard setback of 38.8 feet where 40 feet is required to construct an addition; and any other relief that may be required.

Appeal #2025-17: Application of Larry Christenson, 1570 Le Boutillier Rd, Malvern, PA 19355, (Tax Parcel #43-4-156.1) located in a R-1/2 Residential Districts, for a variance from Section 208-18.D to permit a minimum front yard setback of 43 feet where 50 feet is required; a variance from Section 208-18.E to permit a minimum side yard setback of 1.8 feet where 25 feet is required; for a variance from Section 208-18.B to exceed the maximum building coverage of 10% to 14.5%; for a variance from Section 208-18.C to exceed the maximum impervious coverage of 15% to 34.3% to replace the existing dwelling with a new single-family dwelling; and any other relief that may be required.