

**ZONING APPLICATION NARRATIVE**

**WILLISTOWN TOWNSHIP**

I. IDENTIFICATION OF PROPERTY AND APPLICANTS.

This application involves **978 Garrett Mill Road**, Chester County Tax Parcel No. 54-8-11. The property is owned by **Devin Wilkins and Kyle Wichser** through their entity, Garrett Mill Farm, LLC. It is their family’s home. The home is an historic farmhouse known as the William Garrett House (circa 1825 – Acres of Quakers pg 171-178). The property is 32 acres and is subject to a conservation easement in favor of Willistown Conservation Trust.

II. BRIEF SUMMARY OF RELIEF REQUESTED

**Devin and Kyle wish to put an addition onto their residence. They require zoning relief because the residence is in the front yard setback and the addition would be too.**

III. RELEVANT ZONING ORDINANCE PROVISIONS

The property is zoned RU Rural. That zoning district requires a 75-foot yard setback from any street line per **§ 139-13 C (1)**. The farmhouse residence is a pre-existing, non-conforming structure extending into the front yard 19 feet from Garrett Mill Road. The proposed addition would not extend that far into the front yard; but, to fit onto the existing structure, it would still be largely in the front yard. The positioning of the existing residence and contemplated addition are shown on the attached 7-page Exhibit “A”. The table below lists relevant dimensional information.

	<b>EXISTING RESIDENCE</b>	<b>PLANNED ADDITION– INCLUDING TERRACES</b>
<b>Total Footprint of Structure</b>	2,094 square feet	1,563 square feet
<b>Footprint in Front Yard</b>	1,097 square feet	1,131 square feet
<b>Closest Structure Distance To The Street Line</b>	19 feet 1 inch	35 feet 10 inches

IV. ZONING ORDINANCE SPECIAL EXCEPTION PROVISIONS

The zoning ordinance at **§ 139-90 B (2)** allows for the extension of a nonconforming building by special exception. In relevant part, the ordinance provides as follows:

FEB 02 2026

## WILLISTOWN TOWNSHIP

§ 139-90 B (2) . . . a nonconforming building shall not be extended. . . unless the Zoning Hearing Board shall as a special exception authorize . . . the limited extension of a building on a lot, provided that: (a) It is clear that such extension is not materially detrimental to the character of the surrounding area or the interests of the Township. . . . (c) Any extension of a building shall conform to the area and height regulations of the district in which it is situated.

## V. HOW THE APPLICATION MEETS ALL SPECIAL EXCEPTION REQUIREMENTS

The proposed addition satisfies the 2 special exception requirements of § 139-90 B because: **(i)** it is not materially detrimental to the character of the surrounding area or the interests of the Township; and **(ii)** it conforms to the area and height regulations of the district.

## A. Not Materially Detrimental

That the addition is “not materially detrimental to the character of the surrounding area or the interests of the Township” is underscored by the fact that the applicant’s addition has been endorsed by their surrounding neighbors, by Willistown Conservation Trust, and by the Willistown Township Historical Commission (see Exhibit “B” – map of approving neighbors; neighbor letters of approval; Willistown Conservation Trust letter of approval; Historical Commission minutes of approval).

## B. Conforms To Area and Height Regulations

Whether the addition would “conform to the area and height regulations of the district”, hinges on the fact that “yard” regulations are neither “area” nor “height” regulations. A “yard” requirement clearly has nothing to do with “height”. Further, the yard setback standard is purely a distance metric while the standards for “building area” and “lot area”, are gross space metrics. A distance is not an area. This is the case notwithstanding the fact that all those standards are grouped together in § 139-13 of the zoning ordinance under the heading: *Area and height regulations*. As noted immediately below, the ZHB has decided this way in the past.

And putting aside yard considerations, the addition would not conflict with any “area” or “height” regulations of the RU district (as set out in § 139-13). As to height, buildings cannot exceed 35 feet in height and the addition will not exceed that limitation. The addition will not raise impervious coverage to more than the allowed 13% of the lot area. Further, the addition will not result in more than the allowed 10% of the lot area being occupied by buildings. And finally, the lot will continue to have more than 4 acres per family for every principal building and will continue to have a lot width of at least 300 feet at the building line.

## C. Past ZHB Precedent is that a “yard” is not an area or height standard.

In an earlier application virtually identical to this application, the Zoning Hearing Board recognized that yard requirements are not area or height regulations. In *In Re: Application of*

**Elizabeth Moran ZHB No. 1-93** the Applicant had a non-conforming, RU-zoned, residence that was set-back only 57 feet from the road when the ordinance required a 75-foot setback (as it still does today). The applicant requested a special exception under § 139-90 B (2) to add an addition which would result in a shrunken setback of only 46.7 feet.

In deciding the Moran application, the ZHB considered the 2 special exception requirements of § 139-90 B which still apply today (no detriment to surrounding character; no non-conformity with area & height regulations). First, the ZHB found that the addition would not be “materially detrimental” to the character of the surrounding area. Then, notwithstanding that the building addition would extend an additional 10 feet into the front yard, the ZHB ruled that the “*proposed extension of the building does conform to all of the area and height regulations of the RU rural district.*” (emphasis added). That determination establishes that yard regulations do not constitute “area and height” regulations for purposes of § 139-90 B (2). Otherwise, if a “yard” regulation were an “area” regulation, the further intrusion of the Moran addition into the front yard would have necessarily failed to conform with an area regulation — and the Board would not have said that the addition “*does conform to all of the area and height regulations of the RU rural district.*” A copy of the Moran decision is attached as Exhibit “C”.

#### VI. VARIANCE APPLICATION IN THE ALTERNATIVE

To the extent the Zoning Hearing Board would deviate from its earlier Moran decision and treat “yard” regulations as “area” regulations, the applicant requests, as alternative and supplemental relief, that the Zoning Hearing Board grant a variance pursuant to zoning ordinance § 139-125, and the Municipalities Planning Code § 910.2, and grant a special exception/variance allowing the proposed building addition.

Variance relief is appropriate if the Zoning Hearing Board deviates from the Moran decision because the zoning ordinance provisions [§ 139-13 (C) and § 139-90 B (2)(c)] inflict unnecessary hardship upon the applicant due to unique physical circumstances or conditions peculiar to the property and the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.

Because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the zoning ordinance and a variance is therefore necessary to enable the reasonable use of the property. The unnecessary hardship has not been created by the applicant. The variance will not alter the essential character of the neighborhood in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare. The variance requested represents the minimum variance that will afford relief and will represent the least modification possible of the Ordinance in issue.

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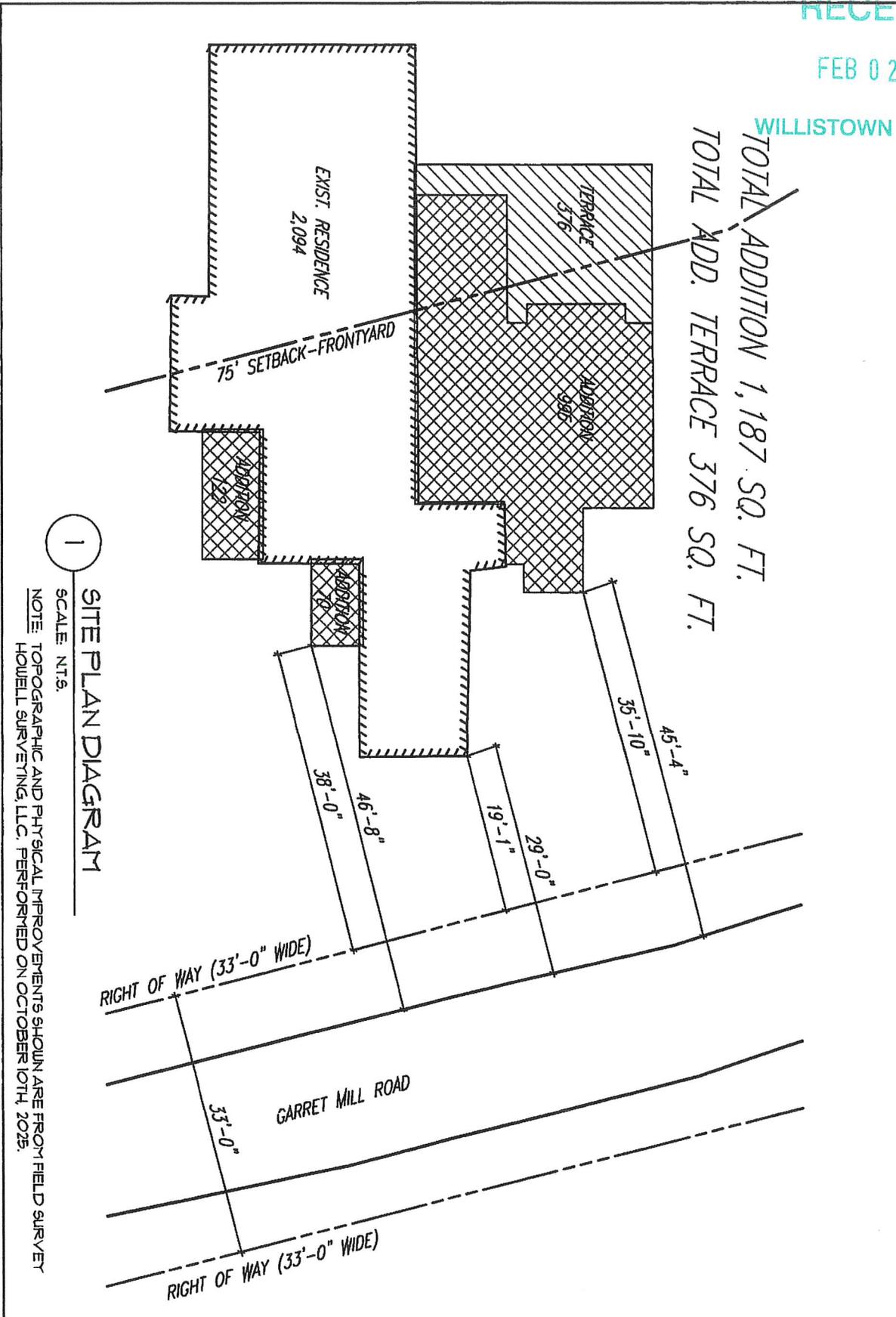
WILLISTOWN TOWNSHIP

# EXHIBIT "A"

To

*Application for 978 Garrett Mill Road, Chester County Tax Parcel No. 54-8-11*

*(Plans of Property & Proposed Addition)*



TOTAL ADDITION 1,187 SQ. FT.  
 TOTAL ADD. TERRACE 376 SQ. FT.

1

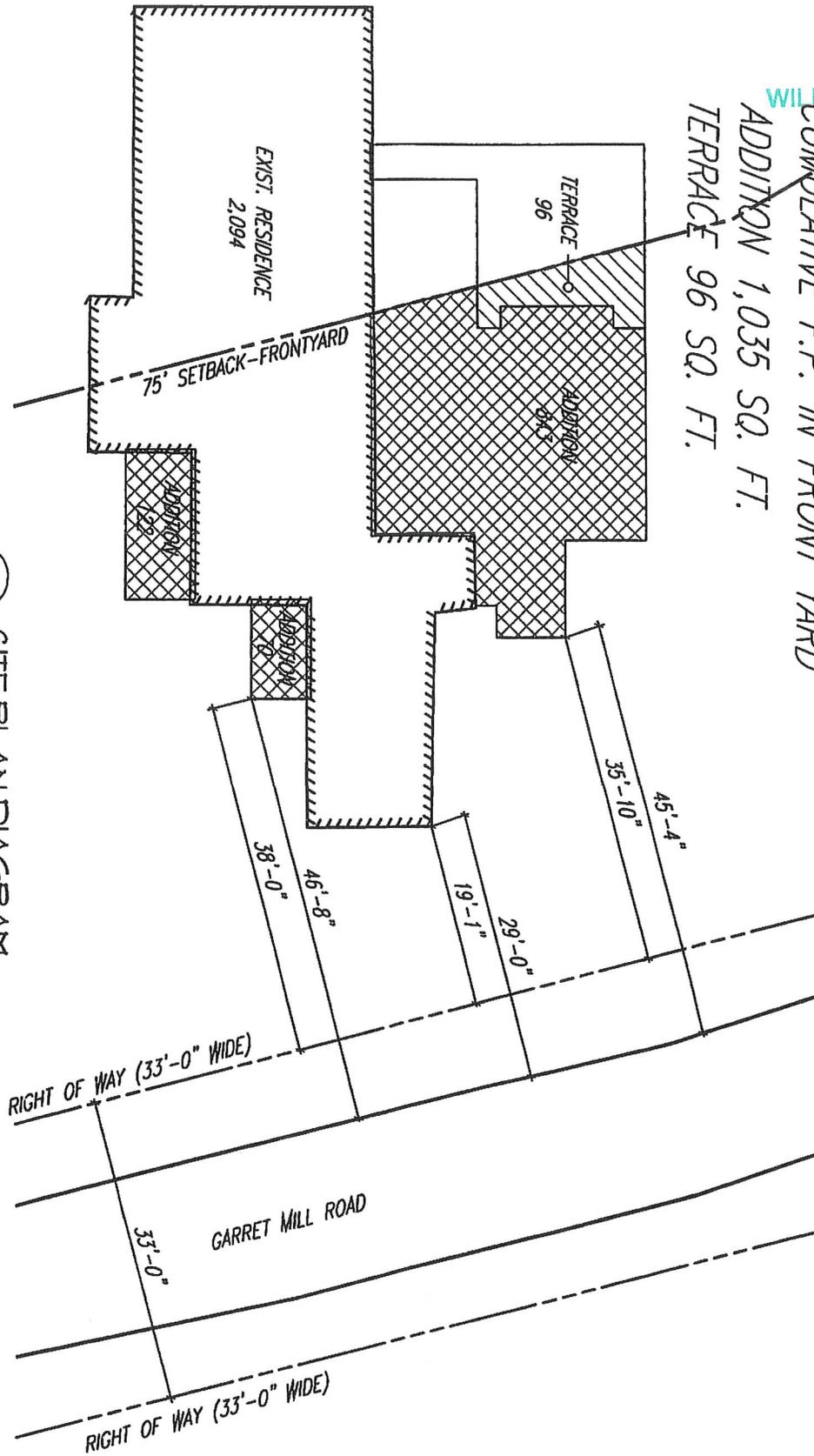
SITE PLAN DIAGRAM

SCALE: N.T.S.

NOTE: TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY HOWELL SURVEYING, LLC, PERFORMED ON OCTOBER 10TH, 2025.

<p>#1</p>	<p>SITE PLAN DIAGRAMS</p>	<p>RENOVATIONS + ADDITION TO  <b>WICHSER-WILKINS RESIDENCE</b>      976 GARRET MILL ROAD, WILLISTOWN TOWNSHIP</p>	<p><b>WARREN CLAYTOR ARCHITECTS</b>      114 NORTH WAYNE AVENUE   P.O. BOX 350      WAYNE, PENNSYLVANIA 19387      TELEPHONE: 610-665-1244      FACSIMILE: 610-665-1743      WC@CLAYTOR.COM</p>	
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CUMULATIVE F.P. IN FRONT YARD  
ADDITION 1,035 SQ. FT.  
TERRACE 96 SQ. FT.



1

SITE PLAN DIAGRAM

SCALE: N.T.S.

NOTE: TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY HOWELL SURVEYING, LLC, PERFORMED ON OCTOBER 10TH, 2025.

#2

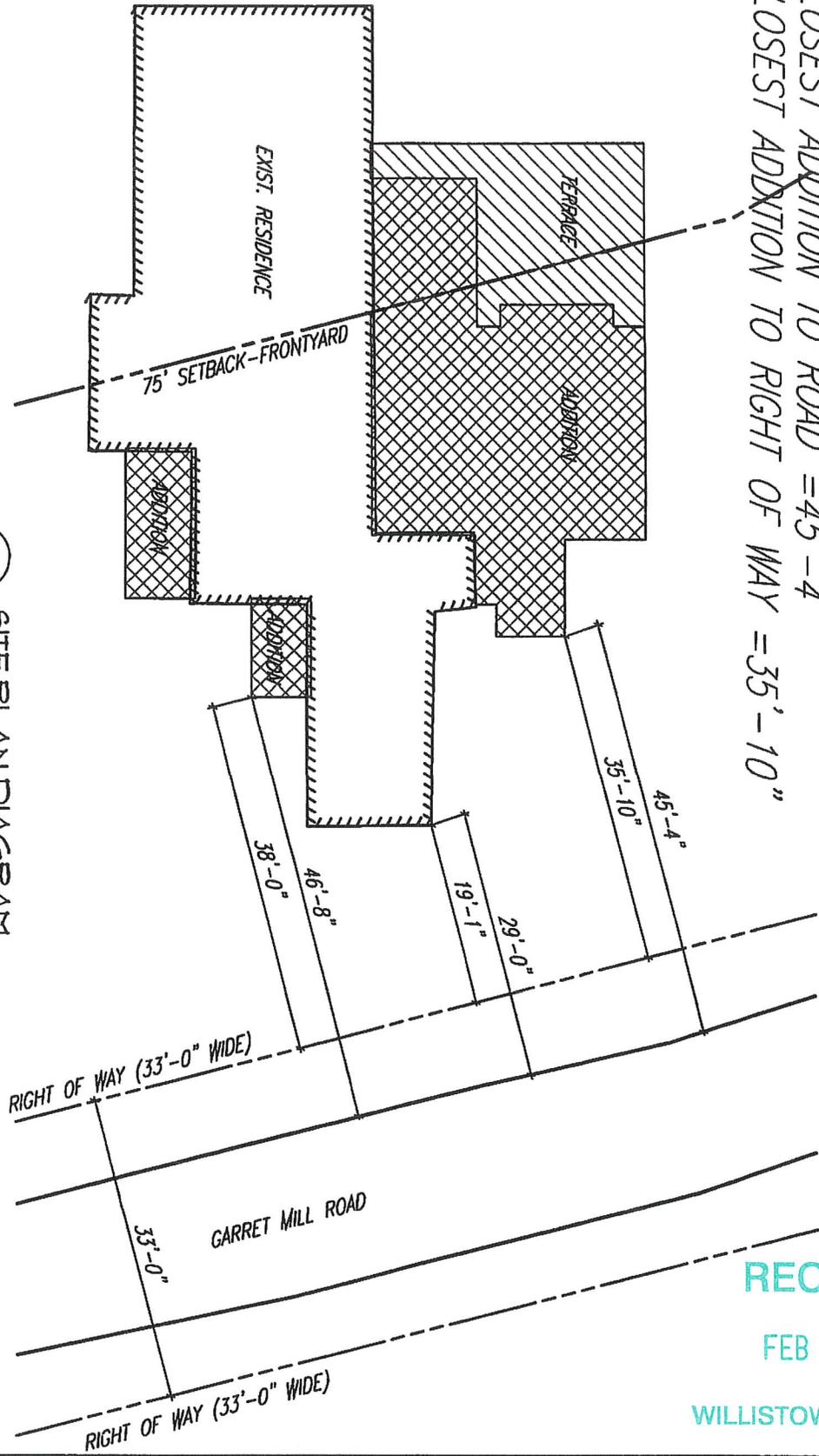
SITE PLAN DIAGRAMS

RENOVATIONS & ADDITION TO  
WICHSER-WILKINS  
RESIDENCE  
978 GARRETT MILL ROAD, WILLISTOWN TOWNSHIP



WARREN CLAYTOR  
ARCHITECTS  
114 SOUTH WAVERLY AVENUE | P.O. BOX 260  
WAYNE, PENNSYLVANIA 19087  
TELEPHONE: 610-688-1244  
FACSIMILE: 610-688-1243  
WWW.WCA31GARCH.COM

CLOSEST ADDITION TO ROAD = 45'-4"  
 CLOSEST ADDITION TO RIGHT OF WAY = 35'-10"



1

SITE PLAN DIAGRAM

SCALE: N.T.S.

NOTE: TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY  
 HOWELL SURVEYING, LLC, PERFORMED ON OCTOBER 10TH, 2025.

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WILLISTOWN TOWNSHIP

#3

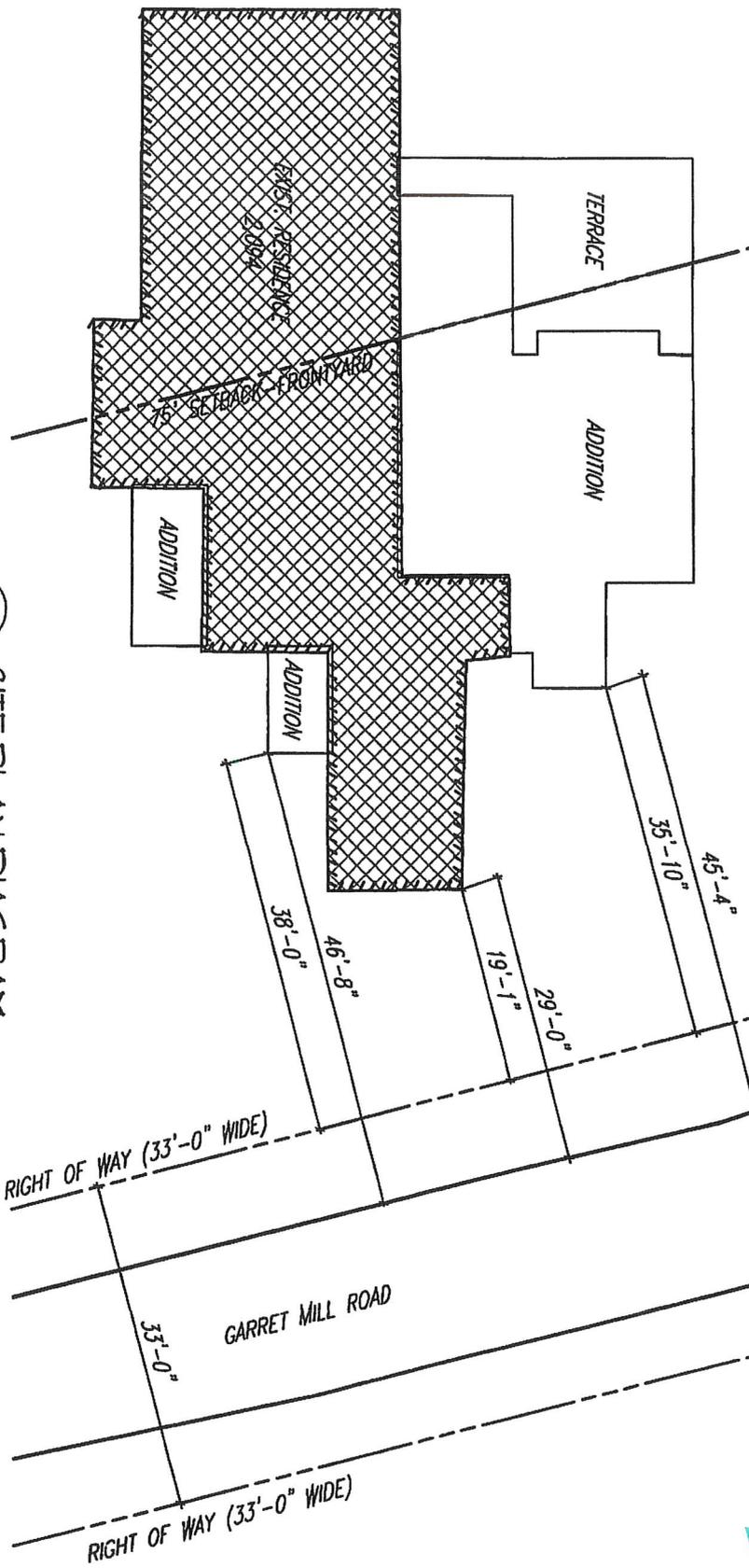
SITE PLAN  
 DIAGRAMS

RENOVATIONS & ADDITION TO  
 WICHSER-WILKINS  
 RESIDENCE  
 975 GARRETT MILL ROAD, WILLISTOWN TOWNSHIP



WARREN CLAYTOR  
 ARCHITECTS  
 114 NORTH WAYNE AVENUE | P.O. BOX 366  
 WAYNE, PENNSYLVANIA 19079  
 TELEPHONE: 610-668-4744  
 FACSIMILE: 610-668-1743  
 WCLAY@GMAIL.COM

FOOTPRINT OF EXISTING RESIDENCE =  
2,094 SQ. FT.



1

SITE PLAN DIAGRAM

SCALE: N.T.S.

NOTE: TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY HOWELL SURVEYING, LLC, PERFORMED ON OCTOBER 10TH, 2025.

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WILLISTOWN TOWNSHIP

#4

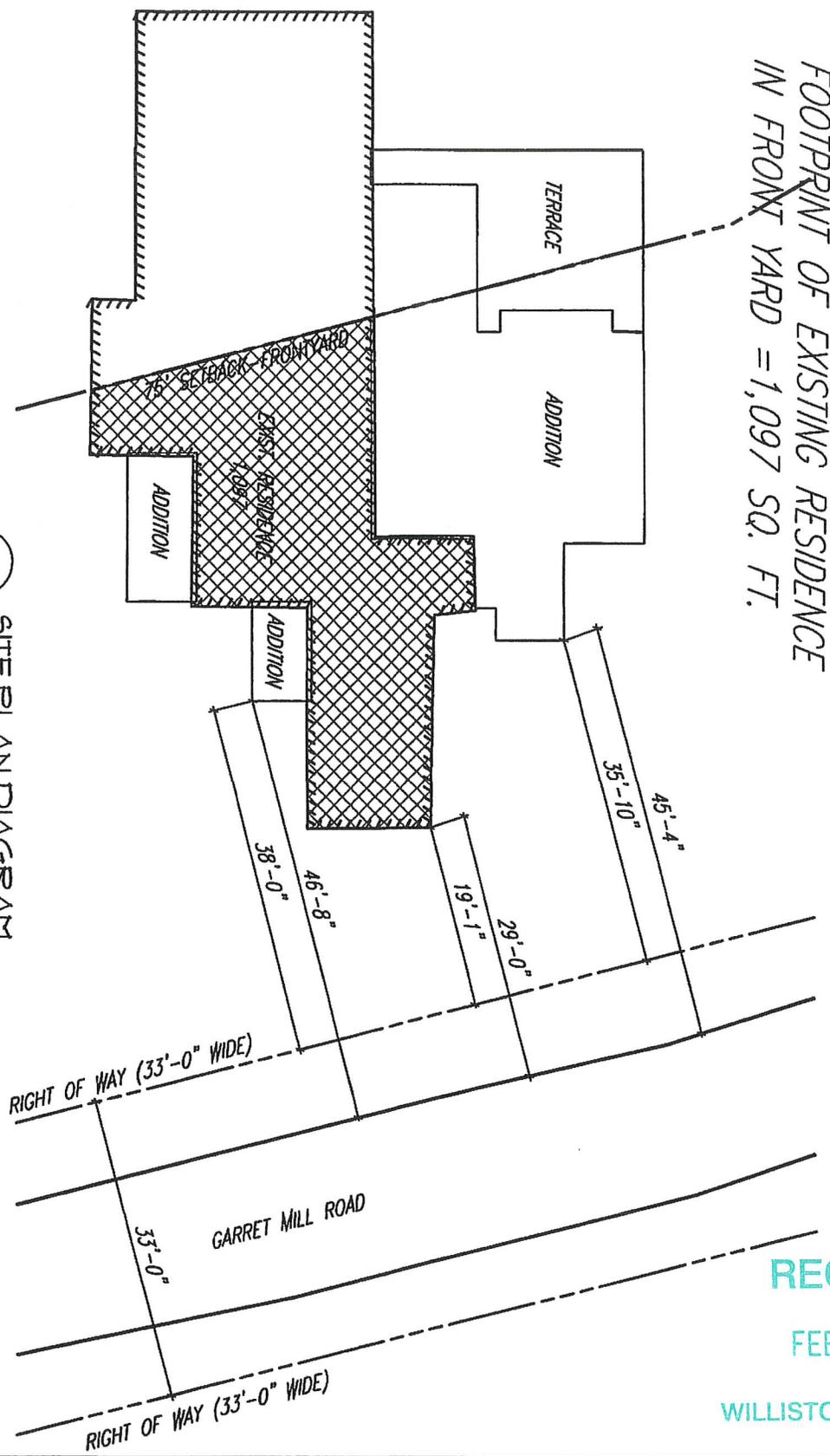
SITE PLAN  
DIAGRAMS

RENOVATIONS + ADDITION TO  
**WICHSER-WILKINS  
RESIDENCE**  
978 GARRETT MILL ROAD, WILLISTOWN TOWNSHIP



**WARREN CLAYTOR  
ARCHITECTS**  
114 NORTH WAYNE AVENUE | P.O. BOX 950  
WAYNE, PENNSYLVANIA 19387  
TELEPHONE: 610-682-1744  
FACSIMILE: 610-682-1743  
wclaytor@wsc.com

FOOTPRINT OF EXISTING RESIDENCE  
IN FRONT YARD = 1,097 SQ. FT.



1

SITE PLAN DIAGRAM

SCALE: N.T.S.

NOTE: TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY  
HOWELL SURVEYING, LLC, PERFORMED ON OCTOBER 10TH, 2025.

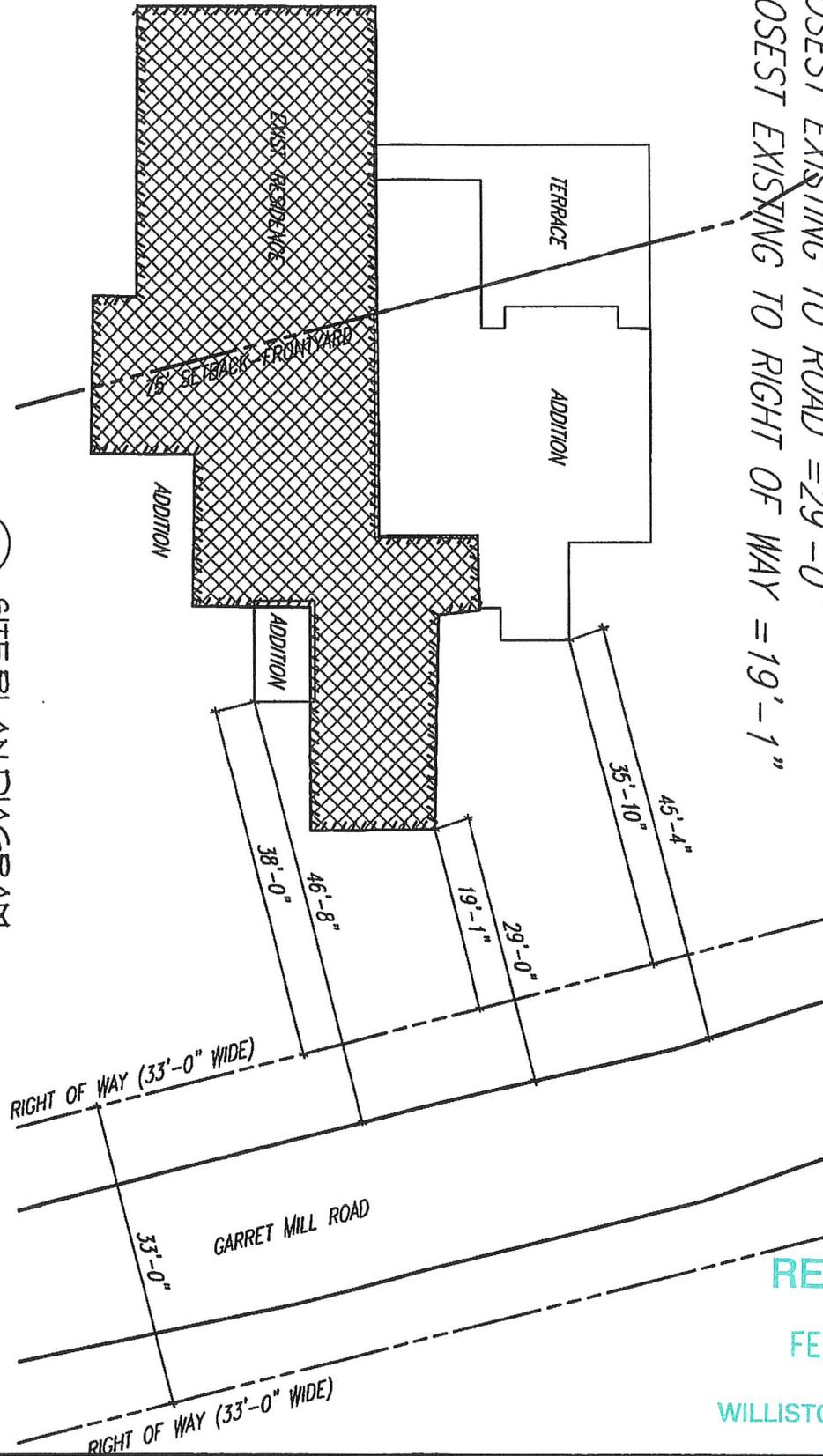
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WILLISTOWN TOWNSHIP

#5	SITE PLAN DIAGRAMS	RENOVATIONS & ADDITION TO <b>WICHSER-WILKINS          RESIDENCE</b> 976 GARRETT MILL ROAD, WILLISTOWN TOWNSHIP	 <b>WARREN CLAYTOR          ARCHITECTS</b> <small>114 BERTHI WAYNE AVENUE   P.O. BOX 360          WAYNE, PENNSYLVANIA 19087          TELEPHONE: 610-663-1744          FACSIMILE: 610-663-1743          WC.ARLT@GMAIL.COM</small>	
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CLOSEST EXISTING TO ROAD = 29'-0"  
 CLOSEST EXISTING TO RIGHT OF WAY = 19'-1"



1

SITE PLAN DIAGRAM

SCALE: N.T.S.

NOTE: TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY  
 HOWELL SURVEYING, LLC, PERFORMED ON OCTOBER 10TH, 2025.

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#6

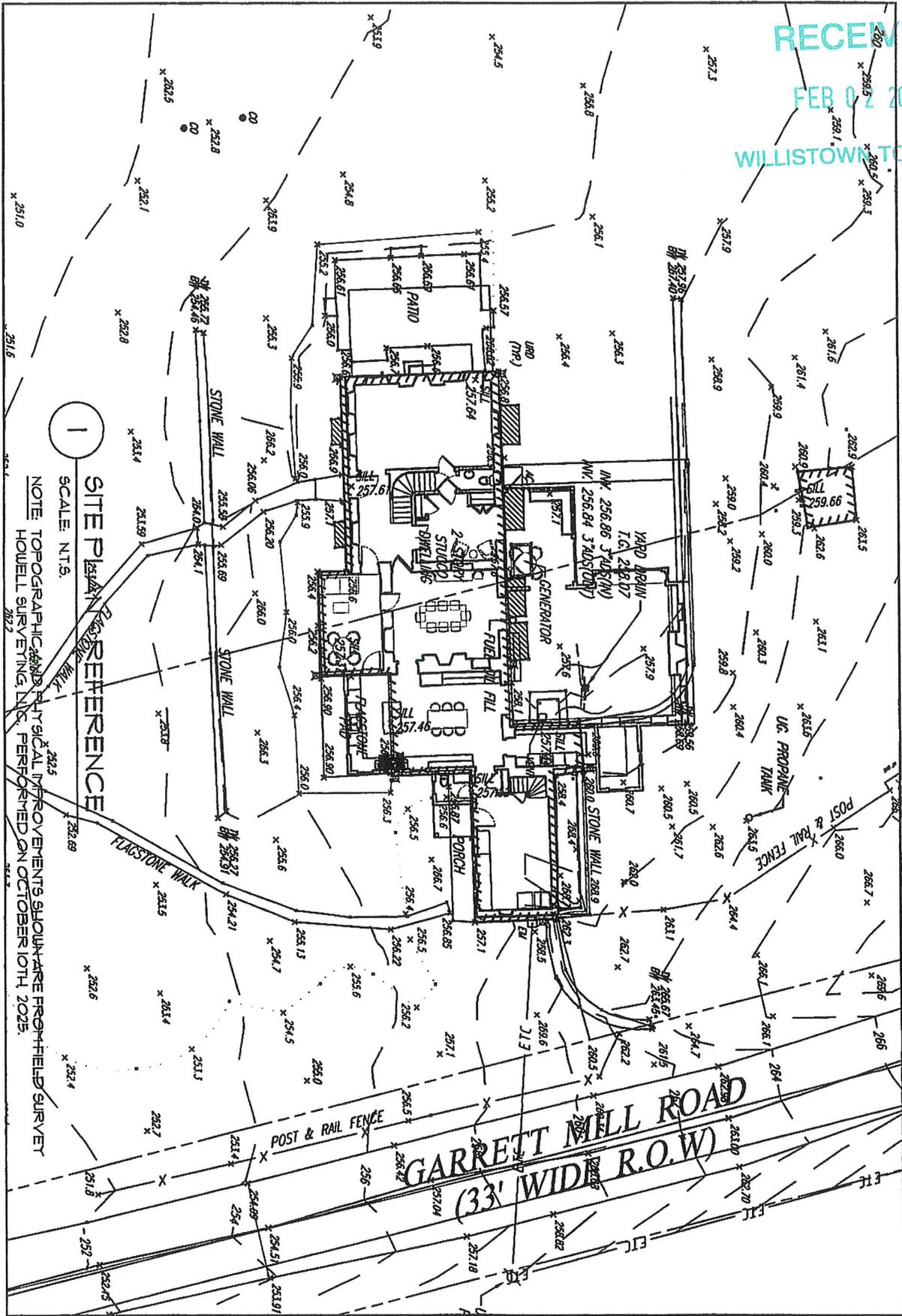
SITE PLAN  
 DIAGRAMS

RENOVATIONS & ADDITION TO  
**WICHSER-WILKINS  
 RESIDENCE**  
 978 GARRET MILL ROAD, WILLISTOWN TOWNSHIP



**WARREN CLAYTOR  
 ARCHITECTS**  
 114 NORTH MAINS AVENUE | P.O. BOX 266  
 WAYNE, PENNSYLVANIA 19387  
 TELEPHONE: 610-688-1744  
 FACSIMILE: 610-688-1743  
 WTCARCL19387-0314

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1 SITE PLAN REFERENCE  
 SCALE: N.T.S.  
 NOTE: TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY  
 HOWELL SURVEYING, INC. PERFORMED ON OCTOBER 10TH, 2025.

SP	SITE PLAN	RENOVATIONS & ADDITION TO <b>WICHSER-WILKINS RESIDENCE</b> 378 GARRETT MILL ROAD, WILLISTOWN TOWNSHIP	 <b>WARREN CLAYTOR ARCHITECTS</b> 111 NORTH WAYNE AVENUE   P.O. BOX 56 WAYNE, PENNSYLVANIA 19081 TELEPHONE: 610-688-1744 FACSIMILE: 610-688-1742 WWW.WARRENCLAYTOR.COM	
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WILLISTOWN TOWNSHIP

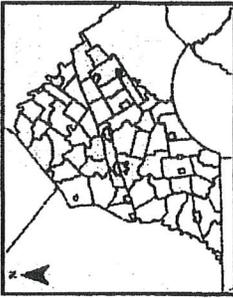
# EXHIBIT “B”

To

*Application for 978 Garrett Mill Road, Chester County Tax Parcel No. 54-8-11*

- 1. Map of supporting neighbors*
- 2. Neighbor Letters of Support*
- 3. Willistown Conservation Trust, Inc. Approval Letter*
- 4. Historical Commission Minutes of Approval*

COUNTY OF CHESTER  
PENNSYLVANIA



Find UPI Information

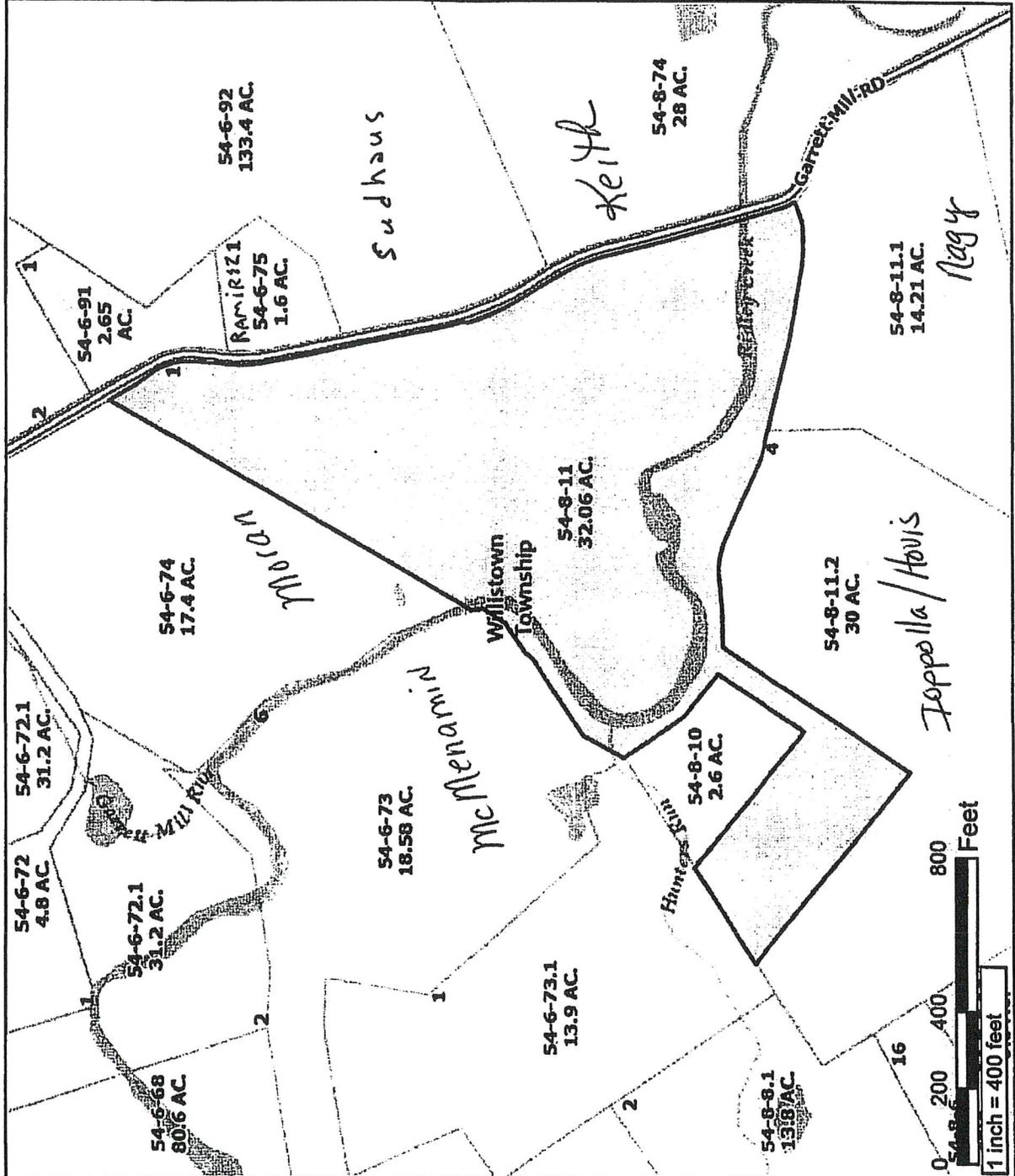
PARID: 5408 00110000  
 UPI: 54-8-11  
 Owner: GARRETT MILL FARM LLC  
 Owner2:  
 Mail Address 1: 978 GARRETT MILL RD  
 Mail Address 2: NEWTOWN SQUARE PA  
 Mail Address 3:  
 ZIP Code: 19073  
 Deed Book: 10521  
 Deed Page: 2048  
 Deed Recorded Date: 04/27/2021  
 Legal Desc 1: WS GARRETT MILL RD  
 Legal Desc 2: 32 AC FARM LOT 1  
 Acres: 33.06  
 LUC: F-20  
 Lot Assessment: 38340  
 Property Assessment: 538240  
 Total Assessment: 576580  
 Assessment Date: 12/13/2024 7:28:35 AM  
 Property Address: 978 GARRETT MILL RD  
 Municipality: WILLISTOWN  
 School District: Great Valley

Map Created:  
Wednesday, December 10, 2025

County of Chester

Limitations of Liability and Use:  
County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, for any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Service page listed at [www.chesco.org/gis](http://www.chesco.org/gis).

CV4\_Letter\_Landscape



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WILLISTOWN TOWNSHIP

**Neighbor Statement of Support**

978 Garrett Mill Road, Newtown Square, PA 19073

54-8-11

We, the undersigned neighbors and residents of Willistown Township, express our full support for the proposed 1,065 square foot addition to Kyle and Devin Wichser's home located at 978 Garrett Mill Road, Newtown Square, PA 19073.

We have seen the plans and understand that the proposed addition will be designed by **Warren Claytor Architects**, a respected local firm with deep experience in the sensitive restoration and enhancement of historic homes in our area. The design will carefully preserve the architectural integrity and historic character of the home, using appropriate materials and proportions that are consistent with the original structure and the surrounding neighborhood.

We believe the addition is thoughtful, necessary, and will enhance the overall property.

Sincerely,

NAME

*Christina Ritke*

ADDRESS

*978 Garrett Mill Rd*

SIGNATURE



DATE

*12/18/25*

*We have zero problems with this small, tasteful addition. The way historic homes are built up over the years are what makes them so interesting!*

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WILLISTOWN TOWNSHIP

**Neighbor Statement of Support**

**978 Garrett Mill Road, Newtown Square, PA 19073**

**54-8-11**

We, the undersigned neighbors and residents of Willistown Township, express our full support for the proposed 1,065 square foot addition to Kyle and Devin Wichser's home located at 978 Garrett Mill Road, Newtown Square, PA 19073.

We have seen the plans and understand that the proposed addition will be designed by Warren Claytor Architects, a respected local firm with deep experience in the sensitive restoration and enhancement of historic homes in our area. The design will carefully preserve the architectural integrity and historic character of the home, using appropriate materials and proportions that are consistent with the original structure and the surrounding neighborhood.

We believe the addition is thoughtful, necessary, and will enhance the overall property.

Sincerely,

NAME

Robert Keith

ADDRESS

975 Garrett Mill Rd  
Newtown Square, Pa. 19073

SIGNATURE

Robert Keith

DATE

9/22/25

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WILLISTOWN TOWNSHIP

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## HAWTHORNE

955 Garrett Mill Road, Newtown Square, PA | [REDACTED]

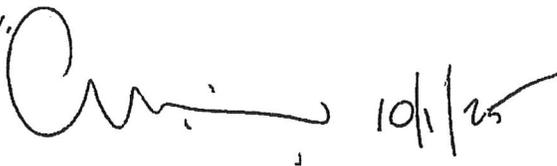
September 29, 2025

Ms. Shanna Lodge  
Township Manager  
Willistown Township  
688 Sugartown Road  
Malvern, PA 19355

Dear Ms. Shanna Lodge:

We are writing to lend our support for Devin Wilkins and Kyle Wichser's application to build an addition onto their historic home (William Garrett House) at Garrett Mill Farm on 978 Garrett Mill Road, Newtown Square. We have seen the latest design dated 1/31/2025 by Warren Claytor Architects, and feel that the proposed design complements the character of the home and is in keeping with the character of the community.

Sincerely,

A handwritten signature in black ink, followed by the date "10/1/25". The signature is cursive and appears to be "Chris".

Hawthorne

RECEIVED

FEB 02 2026

WILLISTOWN TOWNSHIP

**Neighbor Statement of Support**

978 Garrett Mill Road, Newtown Square, PA 19073

54-8-11

We, the undersigned neighbors and residents of Willistown Township, express our full support for the proposed 1,065 square foot addition to Kyle and Devin Wichser's home located at 978 Garrett Mill Road, Newtown Square, PA 19073.

We have seen the plans and understand that the proposed addition will be designed by **Warren Claytor Architects**, a respected local firm with deep experience in the sensitive restoration and enhancement of historic homes in our area. The design will carefully preserve the architectural integrity and historic character of the home, using appropriate materials and proportions that are consistent with the original structure and the surrounding neighborhood.

We believe the addition is thoughtful, necessary, and will enhance the overall property.

Sincerely,

NAME

Toni Loppato  
Todd Horis

ADDRESS

996 Garrett Mill Rd.  
Newtown Square PA 19073.

SIGNATURE

Toni Loppato  
Todd Horis

DATE

September 22, 2025

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WILLISTOWN TOWNSHIP

**Neighbor Statement of Support**

**978 Garrett Mill Road, Newtown Square, PA 19073**

**54-8-11**

We, the undersigned neighbors and residents of Willistown Township, express our full support for the proposed 1,065 square foot addition to Kyle and Devin Wichser's home located at 978 Garrett Mill Road, Newtown Square, PA 19073.

We have seen the plans and understand that the proposed addition will be designed by **Warren Claytor Architects**, a respected local firm with deep experience in the sensitive restoration and enhancement of historic homes in our area. The design will carefully preserve the architectural integrity and historic character of the home, using appropriate materials and proportions that are consistent with the original structure and the surrounding neighborhood.

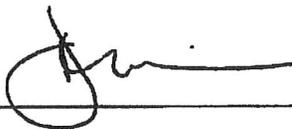
We believe the addition is thoughtful, necessary, and will enhance the overall property.

Sincerely,

Robert McMEnamin

988 Garrett Mill Road

Newtown Square, PA 19073

A handwritten signature in black ink, appearing to read 'R. McMEnamin', is written over a horizontal line.

09/25/25

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FEB 02 2026

WILLISTOWN TOWNSHIP

**Neighbor Statement of Support**

**978 Garrett Mill Road, Newtown Square, PA 19073**

**54-8-11**

We, the undersigned neighbors and residents of Willistown Township, express our full support for the proposed 1,065 square foot addition to Kyle and Devin Wichser's home located at 978 Garrett Mill Road, Newtown Square, PA 19073.

We have seen the plans and understand that the proposed addition will be designed by **Warren Claytor Architects**, a respected local firm with deep experience in the sensitive restoration and enhancement of historic homes in our area. The design will carefully preserve the architectural integrity and historic character of the home, using appropriate materials and proportions that are consistent with the original structure and the surrounding neighborhood.

We believe the addition is thoughtful, necessary, and will enhance the overall property.

Sincerely,

NAME

Ranney and Aleksandra Moran

ADDRESS

944 Garrett Mill Road, Newtown Square PA 19073

SIGNATURE

A handwritten signature in black ink, appearing to read "Ranney Moran", written in a cursive style.

DATE

10.13.25

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WILLISTOWN TOWNSHIP

**Neighbor Statement of Support**

**978 Garrett Mill Road, Newtown Square, PA 19073**

**54-8-11**

We, the undersigned neighbors and residents of Willistown Township, express our full support for the proposed 1,065 square foot addition to Kyle and Devin Wichser's home located at 978 Garrett Mill Road, Newtown Square, PA 19073.

We have seen the plans and understand that the proposed addition will be designed by Warren Claytor Architects, a respected local firm with deep experience in the sensitive restoration and enhancement of historic homes in our area. The design will carefully preserve the architectural integrity and historic character of the home, using appropriate materials and proportions that are consistent with the original structure and the surrounding neighborhood.

We believe the addition is thoughtful, necessary, and will enhance the overall property.

Sincerely,

NAME *Pamela + Peter Nagy*

ADDRESS *980 Garrett Mill Rd  
Newtown Square, PA 19073*

SIGNATURE *Pamela Nagy*  
*Peter A. Nagy*

DATE *9/30/2025*

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FEB 02 2026

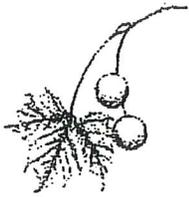
**Neighbor Statement of Support for the proposed addition/renovation for WILLISTOWN TOWNSHIP  
978 Garrett Mill Road, Newtown Square, PA 19073 54-8-11**

We, the undersigned neighbors and residents of Willistown Township, express our support for the proposed 1,065 +/- square foot addition to Kyle and Devin Wichser's home located at "Garrett Mill Farm" 978 Garrett Mill Road, Newtown Square, PA 19073.

We have seen the plans and importantly understand that the proposed addition will be designed by **Warren Claytor Architects**, a recognised firm with deep experience in the sensitive restoration and enhancement of historic homes in our area. It is our understanding that the design will preserve the architectural integrity and historic character of the home, using appropriate materials and proportions that are consistent with the original structure and the surrounding neighborhood.

Sincerely,

Elsa A. Sudhaus



# WILLISTOWN CONSERVATION TRUST

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September 15, 2025

FEB 02 2026

Mr. Kyle Wichser and Ms. Devin Wilkins  
980 Garrett Mill Rd  
Newtown Square, PA 19073

WILLISTOWN TOWNSHIP

## Re: Review of Plans for Proposed Addition

Dear Kyle and Devin,

As you know, your property is subject to the terms of a conservation easement originally granted to Willistown Conservation Trust by Anthony and Lynda Hitschler, and reaffirmed thereafter by Purna Partners. Pursuant to paragraph 5A of the easement, I have reviewed the plans referenced above to confirm their compliance. For reference purposes, the plans utilized for this review are as follows:

- Wichser-Wilkins Residence Renovations and Addition Plans: Warren Claytor Architects; Sheets 1-6, print date January 31, 2025.

My comments follow. Please refer to Paragraph 1, *Definitions*, of the easement for complete descriptions of all capitalized terms.

1. **Proposed Addition as Permitted Improvement.** Paragraph 4(B) states that you have the right, subject to other provisions of this easement, to construct additions to the Primary Residences within the Conservation Easement Area. Therefore, the proposed Improvements are acceptable.
2. **Impervious Ground Surface Coverage.** According to Paragraph 4.F(ii) of the Amendment recorded March 15, 2019, your property is allotted with a total of 25,000 square feet of allowable Impervious Ground Surface Coverage (IGSC). According to the plans referenced above, this addition will add 1,614 square feet of IGSC. This Improvement will bring the total IGSC on the property, excluding driveways, to 13,847 and is therefore acceptable.
3. **Construction Methods.** Paragraph 5(C) of the easement addresses construction methods and states that all Improvements shall be constructed by methods which are attentive to minimizing disturbances to the environment. The Easement also states that the Trust may require the installation of stormwater management or waste treatment measures and erosion control measures where an Improvement or activity may impair the land, surface water or groundwater quality.

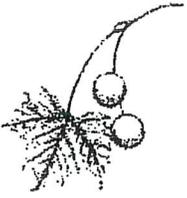
The documents submitted do not show any of the proposed stormwater management and soil erosion/sedimentation plans. Upon receiving Township approval for the Stormwater Management and Soil & Erosion Plans, please forward a copy to Willistown Conservation Trust for our records.



*For the preservation of the natural resources, rural character, and cultural heritage of the Willistown area*

925 Providence Road · Newtown Square, PA 19073 · tel: (610) 353-2562 · fax: (610) 325-0869 · [www.wctrust.org](http://www.wctrust.org)

Willistown Conservation Trust is registered as a charitable organization. The official registration and financial information may be obtained from the Pennsylvania Department of State by calling toll-free, within Pennsylvania, 1-800-732-0999. Registration does not imply endorsement.



## WILLISTOWN CONSERVATION TRUST

5. **Lighting.** Paragraph 4(E) of the easement outlines the restrictions related to lighting on the CEA, as follows:

- There shall be no upward lighting on the exterior facade of any structure;
- There shall be no upward lighting of trees or other vegetation;
- There shall be no lighting of outdoor, above ground Recreational Facilities;
- There shall be no lighting fixtures installed along the length of any Access Drive.

While the plans submitted to date do not include any information concerning lighting, the above restrictions shall apply to any lighting proposed in the future. If lighting is planned, please forward this information to us for review and approval.

The relevant information shown on the referenced plans satisfies the terms of your conservation easement, and the submitted plans are approved. Our approval is based solely on the information provided on the plans, and the correct implementation of this information during the construction phase is the responsibility of the landowner. In addition, our approval applies only to the terms of your conservation easement and does not relieve you from compliance with the applicable provisions of the Willistown Township Code. Again, please forward any stormwater management and soil & erosion plans to WCT.

We greatly appreciate your commitment to land conservation and efforts to develop this project within the framework of your conservation easement. Please do not hesitate to contact me with any questions concerning this letter or your easement at 610-353-2562, ext. 114.

With kind regards,

Mike Cranney  
Director of Stewardship

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cc: Kate Etherington, WCT  
Warren Claytor, A.I.A.



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WILLISTOWN TOWNSHIP



**WILLISTOWN TOWNSHIP**  
Historical Commission Meeting  
Tuesday, October 7, 2025  
7:00 p.m.  
Minutes

**LOCATION:** Willistown Township Building 688 Sugartown Rd, Malvern, PA 19355

**Members Present:**

Bart Van Valkenburgh (Chair), Warren Claytor (Vice-Chair), Mimi Quinn-Johnson (Secretary), Terry Kile, Greg Prichard, Jody Vandergrift

**Members Absent:**

Dave Hopkins, Sharon Sukonick

**Township Representatives Present:**

Caroline O'Connor (Director of Planning & Zoning), Jennifer Jacobs (Outreach and Recreation Program Coordinator)

**A. CALL TO ORDER**

Mr. Van Valkenburgh called the meeting to order at 7:00 p.m. followed by The Pledge of Allegiance.

**B. ANNOUNCEMENTS**

1. Mr. Van Valkenburg announced that on October 14 the Malvern Historic Commission will host a lecture entitled "1830-1940 Evolution" on historic persons from Willistown who impacted Malvern Borough.
2. Mr. Claytor announced that he will be speaking about the Whip's Cottage at the Institution of Classical Architecture and Art Fall Social which will be held on October 10 in the Benjamin Hibberd House at Radnor Hunt.

**C. MINUTES**

**MOTION:** To approve the minutes for the regular Historical Commission meetings held on May 6, 2025 and September 2, 2025. (Prichard/Kile)

**COMMENTS:** None

**ACTION:** Passed, 6-0

**D. SUBMITTED APPLICATIONS**

## 1. Address: 978 Garrett Mill Rd (54-8-11)

Applicant: Devin Wilkins & Kyle Wischer (owners) and Warren Claytor Architects

Historic Resource: #O-18 – William Garrett House (AofQ pages 171-178)

Project Description: application to construct an addition to the historic resource consisting of a family room, piano room, powder room, office, and expanded kitchen and pantry on the first floor and a primary bedroom, primary bathroom, walk-in closets, covered porch, and additional bathroom on the second floor.

Present: Warren Claytor (Warren Claytor Architects)

Mr. Claytor presented the application to the Historical Commission. He gave a brief history of the property and said the applicants have been good stewards of the house which they love and want to enlarge to better accommodate their family. The addition will go on the rear utilizing existing openings and will include a dormer with egress windows on the third floor to be used as an au pair suite. The house is presently non-conforming to the lot setbacks in the Township Ordinance. Mr. Prichard was curious about the mudroom with one entrance which Mr. Claytor believes was originally where animals were kept. The historical structure is not going to change. This plan was also presented to, and approved by, the Willistown Conservation Trust prior to this meeting. The Commission finds the proposed design and location for the addition is the most appropriate for the property.

MOTION: To recommend approval of the project as presented (Prichard/Vandergrift)

COMMENTS: None

ACTION: Passed, 5-0 (Claytor abstained)

**E. DISCUSSION/ACTION ITEMS**

## 1. 2026 Town Tours and Village Walks

There was discussion about the Chester County Planning Commission's 32<sup>nd</sup> Annual Town Tours and Village Walks program. The title is "13 Tours for 13 Colonies," preparing for the 250<sup>th</sup> anniversary of the Declaration of Independence and Chester County's history over the past 250 years. This year the schedule is expanded to spring, summer, and fall 2026. The focus is on the prominent heritage themes in our region. The Commission members suggested that Willistown could be a tour location and highlight the Okehocking Preserve which was originally occupied by the Lenape tribe.

COMMENTS: None

## 2. America250 Planning

America 250 and Chester County 250 will aim to celebrate the breadth of our nation's history and our county's role in that history. Ms. Jacobs stated that the park parties, GO WilMa theme, and other events could use this theme for our events in 2026. Ms. O'Connor

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suggested starting an annual Historic Preservation Award for those properties which had preservation work completed.

**COMMENTS:**

Cindi Myers, 735 Hillview Rd

Ms. Myers suggested that we could post information about historical Willistown properties on social media.

**3. CCHPN Fall Workshop**

Ms. O'Connor asked if any Commission members would like to attend the Fall Workshop on November 1, 2025. She will collect registration information for those interested in attending.

**COMMENTS:** None

**4. Historic Trees**

- a. Removal of Historic Tree on Grubb Road – Ms. O'Connor presented information about a potentially historic tree that was removed on Grubb Road. Trees, especially those along roadways, are susceptible to stress, salt, compaction, and climate change, that increases the risk of death. This tree was determined to be dead, and for safety reasons, had to be removed.
- b. Process for Updating List – Ms. O'Connor pointed out that there is a Historic Tree Inventory in the Comprehensive Plan. The Commission reviewed items in the list, and it was noted that the locations listed for the trees were either not accurate or unclear. Mr. Van Valkenburg also noted that there are some trees that have died since publication of the list and also more trees that would be considered historic that are not on the list. The Commission agreed that the Township should update the list of Historic Trees and identify them in some way to provide for some protection. Ms. Vandergrift suggested sending a letter to homeowners who have very old trees on their property informing them of this. Ms. O'Connor suggested that the Township's Parks and Preserves Steward would be able to assist in gathering information about known trees, but that the Commission would have to provide recommendations for additions. Ms. O'Connor suggested small plaques on each tree to help with identification and preservation.

**COMMENTS:**

Cindi Myers, 735 Hillview Rd

Ms. Myers stated that she had seen a plaque on three trees on her street and she thought it was a nice reminder about the significance of the trees. She was in support of adding new plaques to historic trees.

**F. FOR THE GOOD OF THE ORDER**

The Commission discussed ideas for the 2027 Town Tours & Village Walks. The local history tour will feature the colonial era and the American Revolution & Philadelphia Campaign of

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1777 heritage theme. Willistown will work with Paoli Battlefield to include the Battle of Paoli in this theme.

Mr. Van Valkenburg stated that the stone work on Bartram Bridge is complete. In December they will continue work on the renovation and plan to replace some boards with historic oak wood.

**G. PUBLIC COMMENT – None**

**H. ADJOURNMENT**

Seeing no further business the meeting adjourned at 8:23 p.m.

Next Meeting: Tuesday, November 6, 2025 at the Willistown Township Administration Building

Respectfully submitted,

Marie Quinn-Johnson  
Secretary

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# EXHIBIT "C"

To

*Application for 978 Garrett Mill Road, Chester County Tax Parcel No. 54-8-11*

*(ZHB Decision in In Re: Application of Elizabeth Moran ZHB No. 1-93)*

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WILLISTOWN TOWNSHIP

IN RE: : BEFORE THE ZONING HEARING BOARD  
APPLICATION OF : OF WILLISTOWN TOWNSHIP  
ELIZABETH MORAN : CHESTER COUNTY, PENNSYLVANIA  
: NO. 1-93

DECISION

Elizabeth Moran (hereinafter referred to as "Applicant") has filed an application with the Zoning Hearing Board by which she seeks a special exception under the provisions of §139.90.B(2) to permit the enlargement of a nonconforming residential structure located at 47 Green Lane in Willistown Township. The present structure is nonconforming as to front yard setback, and the nonconformity will be extended as a result of the proposed addition to the house.

The hearing was held at the Willistown Township Building on Thursday, February 4, 1993, commencing at 8:00 p.m. Richard H. Thompson, Donald A. Thompson and Joseph Neff Ewing, Jr. heard the application for the Zoning Hearing Board. Robert F. Adams, Esquire appeared as the Board's solicitor. Representing the Applicant was John C. Snyder, Esquire, who presented two witnesses in support of the application.

After receiving the evidence presented by the Applicant, and having reviewed the same, the Board makes the following:

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Findings of Fact

1. Notice of the hearing was duly published in the Daily Local News, posted at the Township and on the subject premises and was mailed to those persons and entities listed in Exhibit B-4 at the hearing.

2. The hearing was convened as scheduled, at which time the witnesses for the Applicant appeared and presented evidence in support of the Application.

3. The Applicant, Elizabeth Moran, is the agent for Anne Moran, owner of the property at 47 Green Lane.

4. The subject property is presently improved with a residential dwelling that was constructed prior to the effective date of the Willistown Township Zoning Ordinance, which is located on the south side of Green Lane.

5. The porch on the front of the residence which faces Green Lane is presently located 57.1 feet from the edge of the Green Lane right-of-way. The face of the existing residence, excluding the porch, is located 65 feet from the edge of the Green Lane right-of-way.

6. The Applicant proposes to construct an addition on the north side (front) of the existing building, which will have a dimension of approximately 18 feet by 16 feet. Another addition is proposed for the east end of the structure.

7. The proposed additions appear on plans prepared by John Milner, Architects, Inc., marked Exhibit A-3 at the hearing, and show the two-story addition on the front of the building and a

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smaller addition on the east end of the building, which extends the building approximately 8 feet on both the first and second floors.

8. The house is an old stone and wood frame, stucco-covered dwelling. John Milner, architect for the Applicant who specializes in additions to historic buildings, has designed the proposed additions to the structure in a manner which is most in keeping with the architectural character of the building and the neighborhood, and is also the most functional addition to the front of the structure.

9. As a result of the proposed addition to the front of the residence, the front yard will be reduced from the current 57.1 feet, as measured to the edge of the porch, to 46.7 feet.

10. The Applicant presented photographs showing the character of the neighborhood and the proximity of existing houses on Green Lane to the right-of-way of Green Lane, which showed that the only two houses on the south side of Green Lane and east of the Moran property are closer to the right-of-way than the Moran residence in its current configuration.

11. The photographs presented also indicate that there is a dense evergreen buffer between Green Lane and the structure which provides a visual screen between Green Lane and the house.

12. The proposed addition will be in conformity with all other area and height regulations of §139-13, applicable to the RU Rural District.

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Discussion

In the RU Rural District, §139-13.C(1) requires that a lot shall have a front yard of not less than 75 feet in depth. The existing front yard of the Moran property is nonconforming, as shown in Exhibit A-2, since the porch of the structure is 57.1 feet from the edge of the right-of-way. The proposed addition will increase this nonconformity by 10.4 feet. The new addition will result in a front yard of 46.7 feet in depth.

Section 139-90.B(2) allows the Zoning Hearing Board to authorize the extension of a nonconforming building on a lot provided that (a) it is clear that such extension is not materially detrimental to the character of the surrounding area or the interests of the Township; and (c) any extension of a building shall conform to the area and height regulations of the District in which it is situated.

Having reviewed the plans and the photographs of the subject property, and having listened to the testimony of John Milner concerning the architectural compatibility of the proposed addition to this house and to the neighborhood, the Board is satisfied that the proposed extension will not be materially detrimental to the character of the surrounding area or to the interests of the Township. The Board notes that no other Township residents appeared at the hearing to voice any opposition to this application. We note also that under §139-90.B(2)(c), the proposed extension of the building does conform to all of the area and height regulations of the RU Rural

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District. We have also reviewed the special exception application in light of the standards contained in §139-122 of the Zoning Ordinance and, having done so, we find no reason not to grant the requested relief.

Conclusions of Law

1. The hearing was duly advertised, all required notices were given, and the hearing was duly convened.
2. The Zoning Hearing Board has jurisdiction in this matter.
3. The residential structure on the property which is the subject of this application is presently nonconforming with respect to the front yard setback under the terms of the Willistown Township Zoning Ordinance.
4. The Applicant has established her entitlement to a special exception to construct the proposed addition on the north side of the structure in a manner which will increase the degree of its nonconformity to the required front yard regulations.

The Board, therefore, enters the following Order:

ORDER

AND NOW, this 4th day of February, 1993, upon the application of Elizabeth Moran for a special exception to construct an addition to property at 47 Green Lane in a manner which will reduce the front yard setback and increase nonconformity of the structure in this respect, and having found that the Applicant has provided sufficient evidence to support the granting of the relief sought, IT IS HEREBY ORDERED that the

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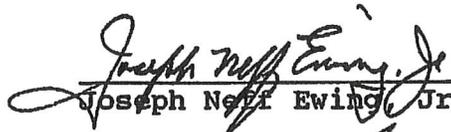
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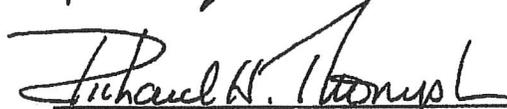
special exception shall be allowed, subject to the following conditions and safeguards:

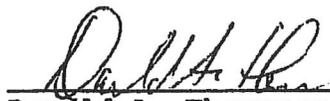
1. The proposed addition to the property shall conform in all respects with the testimony of the applicant and the evidence submitted to the Board, including specifically the testimony relating to the degree of additional encroachment of the structure into the front yard of the lot.

2. The approval of this special exception shall not be construed to be a waiver of any applicable provision of the Zoning Ordinance or any other ordinance or requirement, it being the intention of the Board that the use and construction of the addition to the residence shall strictly conform to all ordinances and regulations of the Township, except to the extent modified hereby.

WILLISTOWN TOWNSHIP  
ZONING HEARING BOARD

  
\_\_\_\_\_  
Joseph Neff Ewing, Jr., Chairman

  
\_\_\_\_\_  
Richard H. Thompson

  
\_\_\_\_\_  
Donald A. Thompson