

## Caroline O'Connor

---

**From:** Conicella Inc [REDACTED]  
**Sent:** Monday, March 2, 2026 4:09 PM  
**To:** Caroline O'Connor  
**Cc:** Heather Hastings  
**Subject:** Re: Z-04-26: Conicella, 11 Hilldale - INCOMPLETE

Hey Caroline,

Yes, that is exactly the relief I am requesting. Variance from 139-18.C(2) to permit the porch addition at 63ft from the property line.

Thank You for the help with filling this in,  
Gib

On Mon, Mar 2, 2026 at 9:50 AM Caroline O'Connor <[coconnor@willistown.pa.us](mailto:coconnor@willistown.pa.us)> wrote:

Good morning,

I am reaching out regarding the Zoning Hearing Board application you submitted. Per our phone call, I am sending this email for you to confirm which sections of Code from which you are requesting relief. Based on your narrative, you constructed a porch which is encroaching into the side yard setback, which is abutting a street. As such, you are requesting a variance from 139-18.C(2) to permit a porch addition which will be 63ft from the property line, instead of the required 75ft. Please respond to this email confirming this is the relief you are requesting. Once we receive your response, we will be able to "complete" your application, and start the review process.

Thank you,

Caroline

**Caroline O'Connor**, Director of Planning & Zoning

**Willistown Township**

688 Sugartown Road, Malvern, PA, 19355

Tel: 610.647.5300 ext 235

Fax: 610.647.8156

Dear Board Members,

I am writing to respectfully request a variance for the existing front porch at my home.

In 2020, during the COVID pandemic, my father and I constructed the porch together. I am a stone mason by trade, and my father is a carpenter, and we took great care to ensure the project was completed properly and in good faith. At the time, I obtained a roof permit and believed I was in full compliance with setback requirements, as the structure is approximately 75 feet from the front road.

In 2025, when I applied for a permit for an addition, I learned for the first time that my property is considered to have two front yards. What I had understood to be a 40-foot side setback is, in fact, classified as a 75-foot front setback. As a result, the porch we built is now deemed noncompliant.

This was an honest misunderstanding of the zoning designation, and there was never any intention to circumvent regulations. I respectfully ask the Board to consider granting a variance for the existing porch. It is a well-constructed improvement that enhances the property and neighborhood, and it was built with care and professionalism.

Thank you very much for your time and consideration.

Sincerely,



Al Conicella

RECEIVED

FEB 24 2026

WILLISTOWN TOWNSHIP

February 19, 2026

Zoning Hearing Board  
Willistown Township  
Charles E. Coxe Memorial Campus  
688 Sugartown Road  
Malvern, PA 19355

Re: Letter of Support for Zoning Permits / Variances Related to Patio and Proposed Addition at 11 Hilldale Road, Malvern, PA 19355 (Albert Conicella, Owner)

Dear Zoning Hearing Board Members:

I am writing as a neighboring property owner at 9 Laurel Circle, Malvern, PA 19355, which is directly adjacent to 11 Hilldale Road (“Subject Property”). Several rooms in my home—including two bedrooms, the bathroom, kitchen, and dining area—have windows that directly overlook the Subject Property, giving me a clear, ongoing view of any changes there.

My family and I have resided at 9 Laurel Circle since purchasing it in April 2020. At that time, the Subject Property was listed for sale and appeared neglected and in poor condition. Shortly after Mr. Albert Conicella purchased the property, he began making thoughtful improvements, including the installation of an attractive covered front patio. I personally observed him performing much of this work himself.

The patio has become a beautiful focal point for the home, significantly enhancing the property's overall appearance and curb appeal. It has also created a welcoming space that encourages positive neighborly interactions, including occasional gatherings with nearby residents. These changes have been a clear asset to the neighborhood without any adverse effects on surrounding properties, including mine.

I understand that Mr. Conicella is now seeking the necessary permits, approvals, or zoning relief (such as variances if applicable) for the existing patio and a planned addition to the home. I fully support these efforts and believe the proposed improvements will continue the positive trend of responsible stewardship and enhancement of the property. The changes are compatible with the character of the surrounding area, maintain privacy and views for neighbors, and add value without creating any burdens.

Please consider this letter as strong support for granting the required permits and any associated approvals. I am happy to discuss this further or provide additional information if needed. Feel free to contact me at the phone number or email above.

RECEIVED

FEB 24 2026

WILLISTOWN TOWNSHIP

Thank you for your time and consideration.

Sincerely,



Brian L. Wolensky, Esq.  
Amy K. Wolensky, Esq.  
9 Laurel Circle,  
Malvern PA 19355

RECEIVED

FEB 24 2026

WILLISTOWN TOWNSHIP

February 13, 2026

Willistown Township

688 Sugartown Rd

Malvern, PA 19355

Re: Letter of Support of Gib and Jess Conicella at 11 Hilldale Road

Dear Board Members of Willistown Township:

We are writing as the immediate next-door neighbor to Gib and Jess Conicella at 11 Hilldale Road to express our full support for their variance application regarding the front porch setback.

Our property directly adjoins theirs at 13 Laurel Circle, and we have had the opportunity to observe the quality and character of the improvements they have made to their home. The work completed to date, including the front porch in question, has been executed with excellent craftsmanship and attention to detail. The porch enhances the architectural appeal of their home and contributes positively to the overall aesthetic of our neighborhood.

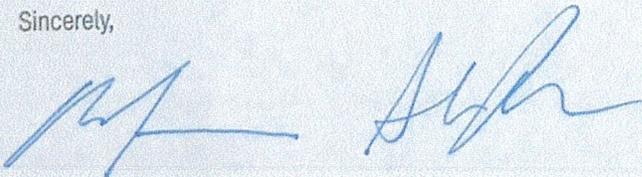
We understand that the front porch is out of compliance with the setback requirements. As the adjoining property owners, we can attest that this minor encroachment has no negative impact whatsoever on our property, our views, our privacy, or our enjoyment of our home. The porch is an attractive addition that complements the neighborhood character.

Furthermore, the improvements our neighbors have undertaken and their planned addition are enhancing property values in our area and contributing greatly to our community. We believe granting this variance would serve the public good while imposing no hardship on neighboring properties.

We respectfully urge the Board to approve the requested variance to allow our neighbors to proceed with their thoughtfully planned home improvement project.

Thank you for your consideration.

Sincerely,



Chuck & Stef Jacobson



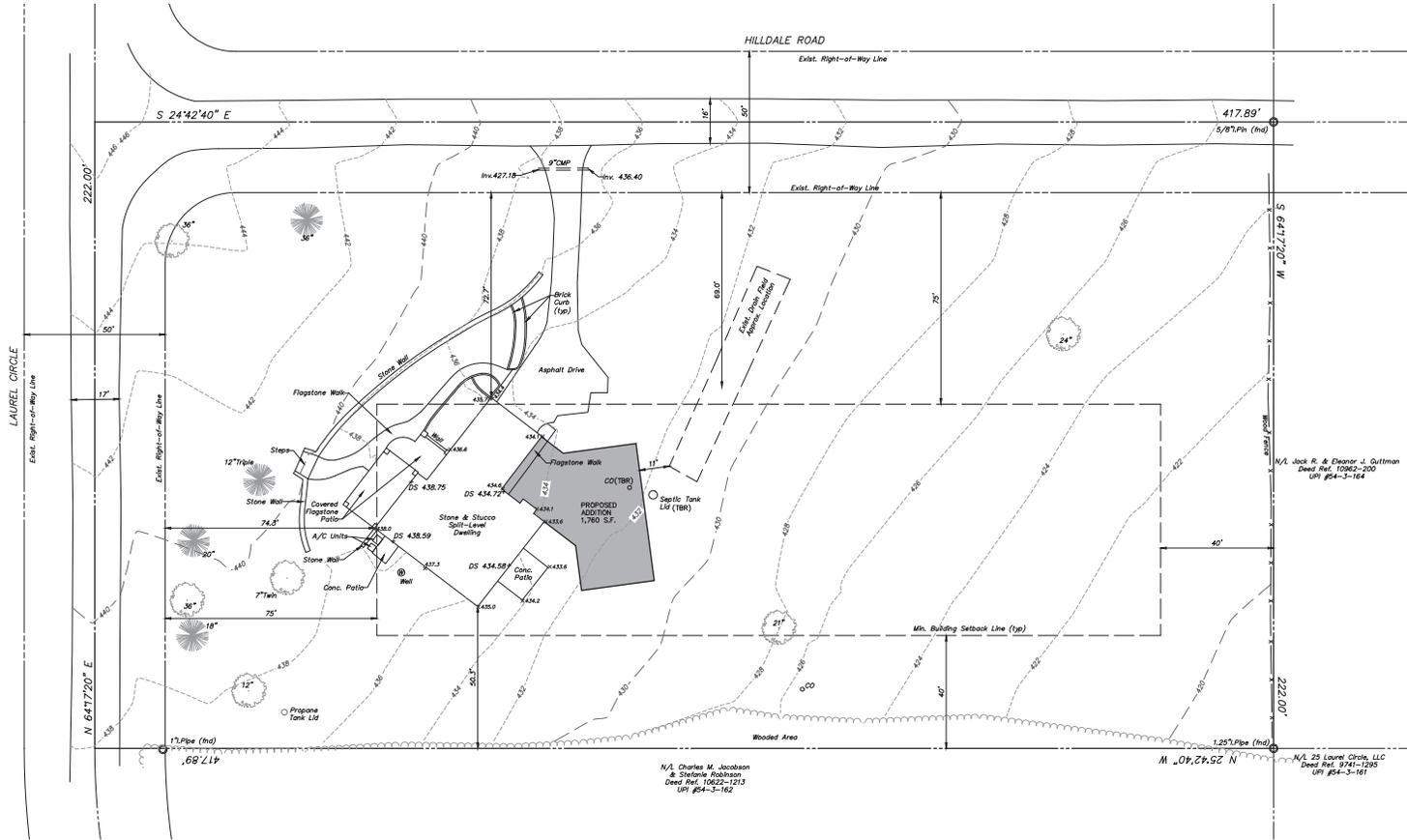
RECEIVED

FEB 24 2026

WILLISTOWN TOWNSHIP



LOCATION MAP  
NOT TO SCALE



N/A Charles M. Jacobson  
& Stephanie Robinson  
Deed Ref. 10622-1213  
UPI #64-3-162

N/A Jack R. & Eleanor J. Guttman  
Deed Ref. 10967-200  
UPI #64-3-164

N/A 25 Laurel Circle, LLC  
Deed Ref. 9741-1295  
UPI #64-3-161

- LEGEND**
- EXIST. 10' CONTOURS
  - EXIST. 2' CONTOURS
  - EXIST. BOUNDARY LINE
  - EXIST. RIGHT-OF-WAY
  - EXIST. BUILDING SETBACK LINE
  - EXIST. FENCE LINE
  - x 522.7 EXIST. SPOT ELEVATION
  - x 25 522.12 EXIST. DOOR SILL ELEVATION
  - EXIST. IRON PIPE
  - EXIST. WELL
  - EXIST. CLEANOUT
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - PROPOSED ADDITION
  - TO BE RELOCATED

**ZONING REQUIREMENT**

RA RESIDENTIAL DISTRICT

MIN. LOT AREA	REQUIRED	EXIST.	PROPOSED
2 ACRES	2,130 ACRES	2,130 ACRES	2,130 ACRES
MIN. LOT WIDTH	200 FT.	222 FT.	222 FT.
MIN. FRONT YARD SETBACK	75 FT.	72.7 FT.	72.7 FT.
MIN. SIDE YARD SETBACK	40 FT.	50.3 FT.	50.3 FT.
MIN. REAR YARD SETBACK	40 FT.	258.5 FT.	219.5 FT.
MAX. BUILDING AREA	12%	2.9%	5.2%
MAX. IMPERVIOUS SURFACES	15%	6.7%	9.0%
MAX. BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.

REFER TO WILLOSTON TOWNSHIP ZONING ORDINANCE FOR ANY ADDITIONAL REGULATIONS THAT MAY APPLY.

**PROPERTY OWNER**

ALBERT C. CONCELLA  
11 HILDALE ROAD  
MALVERN, PA 19355

**PROPERTY INFORMATION**

DEED REF. 10219-319  
UPI #64-3-162

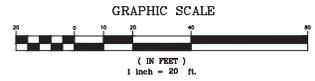
LOT AREA: GROSS: 2.130 ACRES; NET: 1.774 ACRES

**IMPERVIOUS COVERAGE**

	EXIST.	PROPOSED
DWELLING	2,244 S.F.	2.9%
DRIVE	1,313 S.F.	1.7%
PATIO	744 S.F.	1.0%
WALLS/WALKS	855 S.F.	1.1%
TOTAL	5,156 S.F.	6.7%

- GENERAL NOTES**
- PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY PERFORMED BY BIBER LAND SURVEYING COMPANY, LLC, COMPLETED ON AUGUST 16, 2023.
  - HORIZONTAL DATUM IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD83. VERTICAL DATUM IS REFERENCED TO NAD83 HORIZONTAL AND VERTICAL DATUM ESTABLISHED BY GPS OBSERVATION.
  - BOUNDARY LINE BEARINGS ARE REFERENCED TO THE DEED.
  - DRAIN FIELD LOCATION BY OTHERS.
  - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - THIS PLAN IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH BIBER LAND SURVEYING COMPANY, LLC HAS CONTRACTED TO PERFORM, EXCEPT ANY RECORDED OR UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO BIBER LAND SURVEYING COMPANY, LLC.
  - THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. BIBER LAND SURVEYING COMPANY, LLC (BLS) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. BLS DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, BLS SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. BLS HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.
  - THIS PLAN HAS BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THE CLIENT OF RECORD OF BIBER LAND SURVEYING COMPANY, LLC. BIBER LAND SURVEYING COMPANY, LLC ASSUMES NO LIABILITY FOR THE USE OR REUSE OF THESE PLANS BY ANY INDIVIDUAL OR ENTITY OTHER THAN THE CLIENT, OR THE USE OF THIS PLAN FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT HAS BEEN PREPARED.
  - ANY REVISION MADE TO THESE PLANS AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION DATE SHALL NOT BE THE RESPONSIBILITY OF BIBER LAND SURVEYING COMPANY, LLC.
  - REFERENCE IS MADE TO A PLAN ENTITLED LAUREL RIDGE FARMS, PREPARED BY PENNELL & CONDRAY, DATED 04/16/1991, LAST REVISED 07/21/1991 AND RECORDED IN CHESTER COUNTY RECORDER OF DEEDS OFFICE PLAN NO. 2 PAGE 123.

Before You Dig Anywhere  
Call 811  
PENNSYLVANIA  
STOP! CALL 1-800-242-1776  
PA One Call System, Inc.



PROPOSED ADDITION	11 HILDALE ROAD	WILLOSTON TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
JOB NO.	23020	
SHEET NO.	1 of 1	
DWG. NO.	23020PR2	

DATE: 10/22/2023  
SCALE: 1" = 20'

CLIENT: ALBERT C. CONCELLA  
11 HILDALE ROAD  
MALVERN, PA 19355

BIBER LAND SURVEYING COMPANY, LLC  
1001 CEDAR COUNTRY  
WILLOSTON, PA 19400  
PHONE: 484.342.4841  
MAIL: biber@biber.com  
WEB: biber.com