



ZONING HEARING BOARD APPLICATION

1

ZHB 2026-02

1. MUNICIPAL USE ONLY			
Permit Received: 8/11/26		When ready: ☐ Email ☒ Call	Received as: ☐ Walk-in ☐ Mail
Application Received by: [Signature]		☐ Email	
Received:	☒ 20 Location maps: MUST INCLUDE property lines/road names, adjacent properties, other properties owned by applicant ☐ 20 Plot plans: MUST INCLUDE old and new structures, contour lines, setbacks, wells/septic systems, water constraints, trees ☐ Names/addresses of all property owners within a radius of 500' (instructions at back of packet) ☐ PDF of plot plan and location map emailed through website Date Received: / /		
Permit Fees (DUE AT SUBMISSION): * See current Fee Schedule		☐ Cash ☒ Check #	Date Received: 8/11/26

DO NOT ACTIVATE APPLICATION UNTIL ALL ITEMS HAVE BEEN RECEIVED

INFORMATION FOR APPLICANTS

As an applicant presenting a request to the Zoning Hearing Board, you should be aware of the following:

- The Zoning Hearing Board will schedule a hearing within sixty (60) days of your completed application.
- At the hearing, you should be prepared to discuss the proposed use or change of use, as well as any new construction or building planned. If a new building(s) is to be constructed or existing building(s) rehabilitated, you should have a building plan showing the proposal (e.g. floor plans, elevations).
- The Zoning Hearing Board will officially notify all property owners within 500 feet (500') of the applicant's property (from the list accompanying the application). You may, however, want to be prepared to discuss what their positions are, if any, regarding your proposal. Directions on how to create the "500 Feet" list are located at the back of this application. It is the applicant's responsibility to create/provide this list with the application.
- If relevant to the proceedings, you should have photographs of the property and surrounding neighborhood in order to fully inform the Board of the nature of the proposed use and how it fits into the surrounding uses.
- Since Zoning Hearing Board decisions are based on compliance with specific ordinance provisions, the applicant should consult the Township Zoning Ordinance regarding hearing procedures and standards for review of applications.
- It is strongly recommended by the Zoning Hearing Board that you be represented by an attorney. A zoning hearing is a legal proceeding.
- You will need to provide a minimum of twenty (20) copies of plot plans AND twenty (20) copies of a location map that shows: road names/property lines, adjacent properties, location of any property you may own adjacent to or in the immediate vicinity of the property in question.



ZONING HEARING BOARD APPLICATION

2. LOCATION OF PROPERTY

Site Address: 1644 Kimberton Road, Phoenixville, PA 19460

Tax Parcel ID: 25 - 9 - 7

Lot # (if applicable):

Is this a historical structure? ☒ Yes ☐ No ☐ Unknown Resource Identification Number: 109

3. OWNER Email: johnbrop20@yahoo.com

Name: John Vincent Brophy and Susan Lynn Brophy

Phone: 610-590-2304

Address/City/State/Zip: 114 Brimful Drive, Phoenixville, PA 19460

4. APPLICANT Email:

☒ Same as owner

Name:

Relationship to owner:

Company (if applicable):

Phone:

Address/City/State/Zip:

☐ If applicant is not the owner, please provide copy of agreement of sale, lease or other proof of legal interest.

5. REASON FOR APPLICATION

This application is:

☐ Application for special exception pursuant to terms of Section(s) _____ of WVT Zoning Ordinance

☒ Request for variance from Section(s) 390-144(E)(3) and 390-144(A)(4) of WVT Zoning Ordinance

☐ Appeal from decision of WVT Zoning Officer Relief from ADU limitation of 1800 sq ft to designate the existing home to an ADU with the plan on constructing a new primary residence on the property, and relief from front yard restriction contained in Section 390-144(A)(4) if necessary

☐ Other (please specify): _____

6. PROPERTY INFORMATION

Lot Size: 37 acres

Present use: Primary Residence

Proposed new use: Accessory Dwelling Unit

Zoning District & Compliance: Most parcels will only be in one district, but some larger parcels may be in two adjacent districts. Check all that apply:

☒ R-2 Residential ☐ R-3 Residential ☐ RC Residential Conservation ☐ RM Residential Mix ☐ M Municipal

☐ BV Birchrunville Village ☐ LVCC Village Center Commercial ☐ KV Kimberton Village

☐ PC/LI Planned Commercial/Limited Industrial

Overlay District: (click all that apply)

☐ FPC - Floodplain Conservation ☐ HP - Historic Preservation ☐ PRD - Planned Residential Development

☐ Rte. 100 ☐ SSC - Steep Slope Conservation ☐ TDR - Transferrable Development Rights

☐ UDA - Unified Development Area ☐ VCR - Village Center Residential ☐ WRP - Water Resource Protection

☐ MHP - Mobile Home Park ☐ Groundwater Protection - Zone A ☒ Groundwater Protection - Zone B

☐ Groundwater Protection - Zone C



ZONING HEARING BOARD APPLICATION

Flood Zone (choose one) ☐ Yes ☐ No ☐ Unknown *If yes, is it being developed in that area?* ☐ Yes ☐ No

If yes, attach one (1) of the flood hazard certifications mandated in section 1612.5 of the International Building Code. Owner/Agent shall verify that any proposed construction activity complies with the requirements of the National Flood Insurance Program and for PA Flood Plain Management Act (Act 166 1978, specifically section 60.3) (D).

Wetlands (choose one) ☐ Yes ☐ No ☐ Unknown *If yes, is it being developed in that area?* ☐ Yes ☐ No

Owner/Agent shall verify that any proposed construction activity complies with the requirements of the Commonwealth of PA Department of Environmental Protection (25 PA Code Chapter 105).

Is there any known easement, conservation agreement or encumbrance attached to this property?

☐ Easement(s) ☐ Conservation agreement ☐ Encumbrance ☐ Unknown ☒ No

Indicate the type of work or improvement: *(check all that apply)*

☐ Agricultural ☐ Porch/patio ☐ Park/Recreational ☐ Shed ☐ Walkway ☐ Boarding stables ☐ Sign

☐ Deck, <30" ☐ Deck, >30" ☒ Building ☒ Accessory Building/Dwelling ☐ Other _____

7. DIMENSIONS AND IMPERVIOUS AREA

An impervious surface is a structure or paved area that hinders or blocks the absorption of water into the ground. Examples include, but are not limited to, rooftops, sidewalks, patios, driveways, parking lots, storage areas, concrete, asphalt, or gravel roads. Please provide best estimates of the property's impervious area totals:

Feature/Improvement	Existing Area	Area being removed	New area being added
☒ Primary building (house)	ft ²	ft ²	ft ²
☒ Barn	ft ²	ft ²	ft ²
☒ Shed	ft ²	ft ²	ft ²
☒ Pool house	ft ²	ft ²	ft ²
☒ Guesthouse (accessory dwelling, stand-alone)	ft ²	ft ²	ft ²
☒ Driveway (from road to primary garage)	ft ²	ft ²	ft ²
☐ Driveway (all other driveway and/or parking area)	ft ²	ft ²	ft ²
☒ Patios	ft ²	ft ²	ft ²
☒ Walkways	ft ²	ft ²	ft ²
☐ Decks	ft ²	ft ²	ft ²
☐ Porches	ft ²	ft ²	ft ²
☐ Pool (surface of water)	ft ²	ft ²	ft ²
☐ Pool coping	ft ²	ft ²	ft ²
☒ Pool deck or patio	ft ²	ft ²	ft ²
☐ Pond	ft ²	ft ²	ft ²
☐ Other (please list):	ft ²	ft ²	ft ²
	ft ²	ft ²	ft ²
	ft ²	ft ²	ft ²

12. SIGNAGE (if needed)

This section is needed if the project requires a sign permit. Refer to Article of the Zoning Ordinance for sign regulations. If you are installing duplicate signs, indicate so below. If you are installing multiple signs, provide information to questions A through C for each sign being installed. You may use additional sheets of paper or multiple copies of this page if necessary.

A. EXISTING SIGNAGE

Type of sign (i.e. wall sign): _____ Size of sign: _____ ft²

B. PROPOSED SIGNAGE

Total # of signs: _____ ☐ Permanent ☐ Temporary ☐ Duplicate (# of same signs) _____
Size of sign: _____ ft²

Use (select one):

☐ Office ☐ Institutional ☐ Agricultural ☐ Residential ☐ Commercial ☐ Supplemental
☐ Political ☐ Industrial ☐ Shopping center ☐ Recreation/open space

Type of sign (select one):

☐ Wall ☐ Roof ☐ Ground ☐ Pylon ☐ Billboard ☐ Awning ☐ Directional ☐ Banner
☐ Directory (multiple tenants) ☐ Monument or Entrance

C. STRUCTURAL SPECIFICATIONS (please be as accurate as possible)

Amount of space occupied by sign: _____ ft² (*Note - acreage of site noted in item 6)

Length of building frontage (width of tenant frontage at main entrance): _____ feet

Height of building frontage (height of building at tenant entrance): _____ feet

Will the sign be illuminated? ☐ Yes ☐ No If yes, then how? _____

Instructions for finding Property Owner(s) Within 500 Feet of Property Line

1. Type the word 'Chescoviews' into your internet browser. Click on the entry for ChescoViews – Chester County, Pennsylvania.
2. A welcome screen appears. Click on the button which says 'Enter ChescoViews'.
3. On the top right, click on the search tool indicated by the magnifying glass icon. Enter the street address and name of street you are making an application for in the appropriate boxes. If the street name is common, you may have to enter the Municipality name in the appropriate box as well. Click 'Search'.
4. When you see the property is highlighted in red, click on the round button icon on the top right that is labeled 'Buffer Zone'. Enter '500' in the distance box and make sure 'feet' is chosen in the unit pulldown. Click 'Set Buffer' and select your red-highlighted property. A list of all owners in the Buffer Zone is indicated below the map.
5. At the top of the list of owners, click 'Export' and 'Download as CSV'. You can open or save directly to your hard drive, whichever you prefer.
6. Open the Excel spreadsheet created by the import of the property owners. Widen the columns so that all the mailing information can be easily seen. Print this spreadsheet (you may have to change the orientation to 'landscape') and submit with application.

UPI	Owner 1	Owner 2	Local Address	Municipality	Zip Code	Mailing Address 1	Mailing Address 2	Mailing Address 3
25-4-175	NATURAL LANDS TRUST INC			WEST VINCENT	19063	HILDACY PRESERVE	1031 PALMERS MILL RD	MEDIA PA
25-8-21	SCOTT JOHN T JR	FRALLEY KAREN WOLCOTT	1665 KIMBERTON RD	WEST VINCENT	19442	1665 KIMBERTON RD	PO BOX 878	KIMBERTON PA
25-8-21.1	SCOTT WARREN & ELLEN		1685 KIMBERTON RD	WEST VINCENT	19425	1743 FLINT RD	CHESTER SPRINGS PA	
25-8-21.2	SEWARD ZACHARY RUSCIO		1647 KIMBERTON RD	WEST VINCENT	19425	1647 KIMBERTON RD	CHESTER SPRINGS PA	
25-8-21.5	SCOTT JOHN T JR	SCOTT EFFIE D	1675 KIMBERTON RD	WEST VINCENT	19442	1665 KIMBERTON RD	PO BOX 878	KIMBERTON PA
25-8-22	PEEPLES EDWIN A	FRALLEY KAREN WOLCOTT	1611 KIMBERTON RD	WEST VINCENT	19460	1611 KIMBERTON RD	PHOENIXVILLE PA	
25-8-23.1	CONWAY CHRISTOPHER	PEEPLES MALVINE OGLE ETAL	1569 KIMBERTON RD	WEST VINCENT	19425	1569 KIMBERTON RD	CHESTER SPRINGS PA	
25-8-24.1	DIETRICH CHRISTIAN B	CONWAY KRISTEN	1303 ART SCHOOL RD	WEST VINCENT	19425	PO BOX 359	CHESTER SPRINGS PA	
25-8-26	DEIGNAN THOMAS CARROLL	DEIGNAN LISA	1538 KIMBERTON RD	WEST VINCENT	19425	1538 KIMBERTON RD	CHESTER SPRINGS PA	
25-8-27	DOLAN BROOKE	DAME LENORA	1564 KIMBERTON RD	WEST VINCENT	19425	1564 KIMBERTON RD	CHESTER SPRINGS PA	
25-8-27.1	DEIGNAN THOMAS CARROLL	DEIGNAN LISA	1271 N CHESTER SPRINGS RD	WEST VINCENT	19425	1538 KIMBERTON RD	CHESTER SPRINGS PA	
25-9-4	LONGENECKER CHAD & KRISTINA	LIVING TRUST ETAL	1678 KIMBERTON RD	WEST VINCENT	19425	1678 KIMBERTON RD	CHESTER SPRINGS PA	
25-9-5	GUERNEY LOUIS H JR &	MARTHA JEANNE	1101 N CHESTER SPRINGS RD	WEST VINCENT	19425	1101 NORTH CHESTER SPRINGS RD	CHESTER SPRINGS PA	
25-9-5.1	NASH JOHN E &	SHIRLEY V	51 MARKLEYS CORNER RD	WEST VINCENT	19425	PO BOX 348	CHESTER SPRINGS PA	
25-9-6	NASH JOHN E &	SHIRLEY V	1201 N CHESTER SPRINGS RD	WEST VINCENT	19425	1201 N CHESTER SPRINGS RD	PO BOX 348	CHESTER SPRINGS PA
25-9-7	BROPHY JOHN VINCENT	BROPHY SUSAN LYNN	1644 KIMBERTON RD	WEST VINCENT	19460	114 BRIMFUL DR	PHOENIXVILLE PA	
25-9-8	DECOVNY HOLLY NAN	FUHR TIMOTHY DENNIS	1253 N CHESTER SPRINGS RD	WEST VINCENT	19460	1253 N CHESTER SPRINGS RD	PHOENIXVILLE PA	
26-4-64	PIKE SPRINGS FARM I LLC		1244 PIKE SPRINGS RD	EAST PIKELAND	19341	1 E UWCHLAN AVE	STE 403	EXTON PA
26-4-64.1	MIDDLE FARM LLC		1236 N CHESTER SPRINGS RD	EAST PIKELAND	19046	801 OLD YORK RD	STE 402	JENKINTOWN PA
26-4-64.2	PIKE SPRINGS FARM II LLC		1060 CHESTER SPRINGS RD	EAST PIKELAND	19341	1 E UWCHLAN AVE	STE 403	EXTON PA

Prepared By:
Admiral Search & Abstract Corp.
312 Exton Commons
Exton, PA 19341



Return To:
Admiral Search & Abstract Corp.
312 Exton Commons
Exton, PA 19341

✓ **UPI: 25-9-7**

Consideration: \$2,250,000.00
State Tax: \$22,500.00
Local Tax: \$22,500.00

Executor's Deed

THIS INDENTURE MADE on the 13th day of April, 2026

Between , Vernon C. Walker, Executor of The Estate of Carol P. Webber aka Carol Patricia Webber, deceased, (GRANTOR and Party of the First Part),

- AND -

John Vincent Brophy and Susan Lynn Brophy, husband and wife, (GRANTEE and Party of the Second Part),

WITNESSETH, that the said Grantor, Executor, as aforesaid, for and in consideration of the sum of **Two Million Two Hundred Fifty Thousand And No/100 Dollars (\$2,250,000.00)**, lawful money of the United States of America, to them in hand paid by the said Grantee at and before the ensealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released and confirmed, and by these presents by force and virtue of the Last Will and Testament of Carol P. Webber aka Carol Patricia Webber, do grant, bargain, sell, alien, release, and confirm unto the said Grantee, their heirs and assigns.

ALL THAT CERTAIN tract or parcel of land, Situate in the Township of West Vincent, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone in the new public road leading from Kimberton to Chester Springs and at the intersection of another public road and in A line of land formerly belonging to Mary Ann Lewis; thence along the said last road and line of John Miller's land, South thirty six and three quarters degrees East, One hundred perches and nine tenths perches to a corner in the Old Kimberton and Chester

Springs Road and in a line of land late of Samuel Holman's Estate; thence along said road and land South forty two and one quarter degrees West, Fifty perches and five one-hundredths perches to a corner of Jacob Bush, deceased; thence by the last said land, North forty seven and one half degrees West, Thirty three perches and twenty five one-hundredths perches to a stone; thence by the same, South seventy and one half degrees West, Twenty six perches and nine tenths perches to a stone in line of Abraham Derry's land; thence by the last said land, North forty seven and one half degrees West, Thirty six perches to an iron pin in the aforesaid new Kimberton and Chester Springs Road; thence along said road and land belonging to Joseph Fry, North twenty six and one half degrees East, Sixteen perches and sixty five one-hundredths perches to an iron pin; thence by the same, North thirty two and one half degrees East, Seventy eight perches to the place of beginning. Containing Forty one Acres, more or less.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN tract of land, Situate In the Township of West Vincent, County of Chester, and State of Pennsylvania, bounded and described according to a plan thereof made by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania for E. M. and S. E. Wright on February 15, 1956 as follows, to wit:

BEGINNING at a spike marking an intersection of the center line of the Old Kimberton Road, leading from Chester Springs to Kimberton, with the center line of a dirt road at a corner of lands of the Grantees; thence along the center line of the dirt road, along lands of the Grantees, North thirty six degrees, forty five minutes West, Six hundred feet to an iron pin, a corner of remaining lands of the Grantor; thence along the same, crossing an iron pin on line, Twenty four feet and forty four one-hundredths feet distant, South fifty three degrees, fifteen minutes West, Two hundred seventy five feet and ninety eight one-hundredths feet to an iron pin; thence along the Westerly side of a fence row and remaining lands of the Grantors, South thirty six degrees, forty one minutes East, Six hundred fifty three feet and fifty four one-hundredths feet to a spike in the center line of the first above mentioned road; thence along the same, North forty two degrees, eighteen minutes East, Two hundred eighty one feet and eighty seven one-hundredths feet to the place of beginning, Containing Three Acres and nine hundred seventy six one-thousandths (3.976) Acres of land be the same more or less.

BEING UPI No. 25-9-7

BEING the same premises which Jane M. Colket, unmarried, by Deed dated February 10, 1977 and recorded February 14, 1977, in and for the Office of the Recorder of Deeds in the County of Chester, Pennsylvania in Deed Book L 50, Page 327, granted and conveyed unto Eleanor O. Leise and Carol Webber, Both Singlewomen, as Joint Tenants with The Right of Survivorship and Not as Tenants in Common, in fee.

AND the said Eleanor O. Lelse departed this life on November 6, 2017, whereby title to the above mentioned premises vested in Carol P. Webber by right of survivorship.

AND the said Carol P. Webber, a/k/a Carol Patricia Webber departed this life on November 2, 2025 leaving a Last Will and Testament duly registered and probated in the Office of the Register of Wills In and for Chester County, Pennsylvania at Estate No. 15-25-2656, wherein she appointed Vernon C. Walker as Executor of her Estate, to whom Letters Testamentary were granted on November 14, 2025.

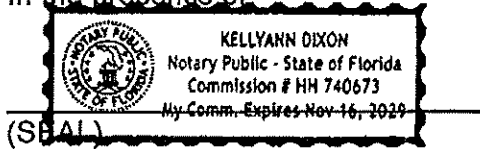
Together with all and singular the buildings and improvements, streets, alleys, passages, ways, water, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, in law, equity or otherwise howsoever, of, in and to the same and every part thereof.

To have and to hold the said herein described lot of land, and building erected thereon, hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, to and for the proper use and behoof of the said Grantee, their heirs and assigns forever.

AND, the Grantor, Executor aforesaid, for themselves, their heirs, executors and administrators, do by these presents, covenant, grant and agree to and with the said Grantee, their heirs and assigns, that they, the said Grantor, have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged, encumbered, in title, charge, estate or otherwise howsoever.

IN WITNESS WHEREOF, the said Grantor/Executor has hereunto set their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered
In the presence of:



The Estate of Carol P. Webber aka Carol Patricia Webber, deceased

BY: Vernon C. Walker
Vernon C. Walker, Executor

STATE OF Florida
COUNTY OF Okaloosa

Signed and sworn to before me the 13th of April, 2026, by Vernon C. Walker, the Executor of The Estate of Carol P. Webber aka Carol Patricia Webber, deceased.

KellyAnn Dixon
Notary Public

Affix stamp/seal:



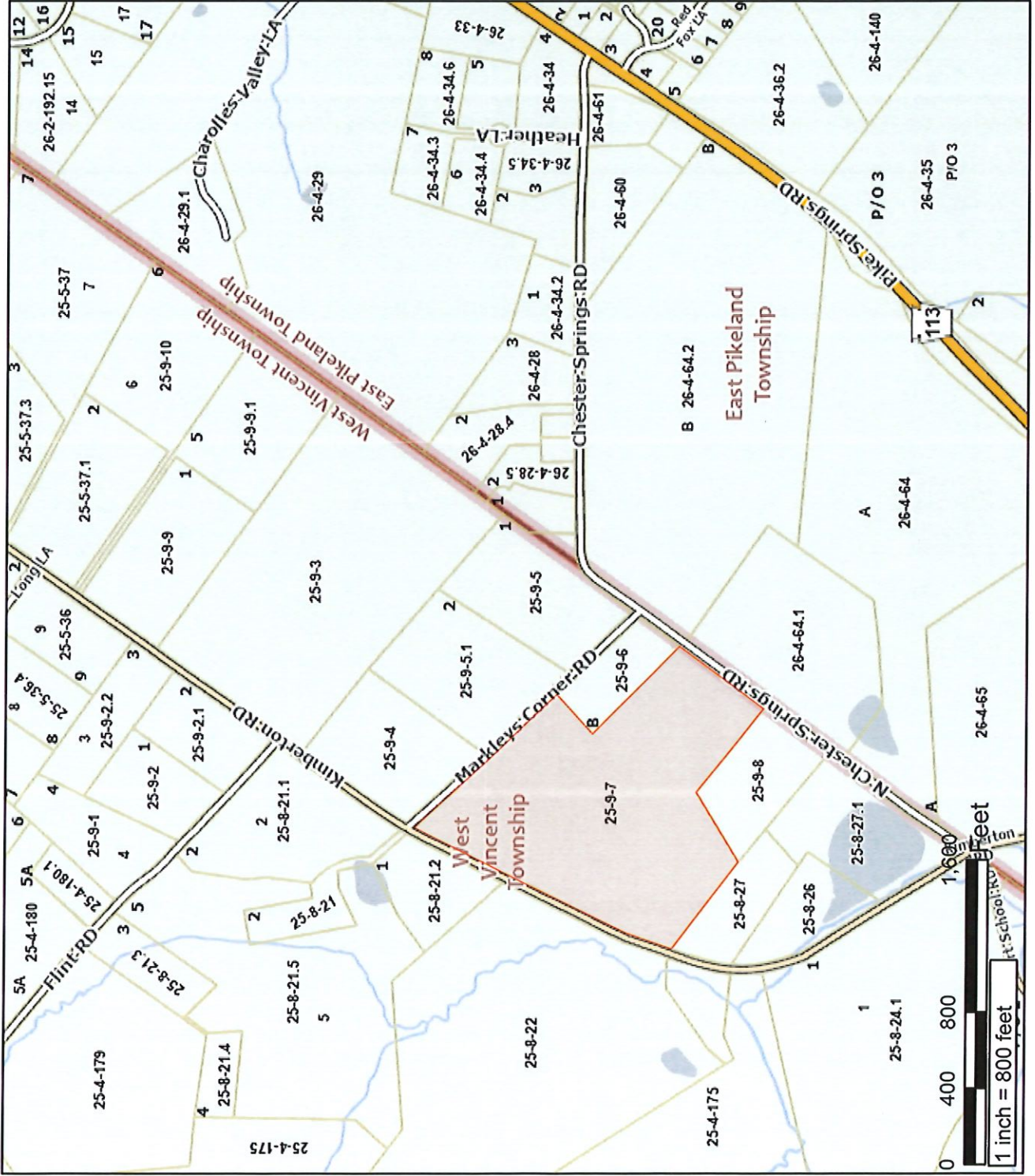
Certificate of Residence

I do hereby certify that the precise residence and the complete post office address of the within named grantee is:

114 Brimful Dr., Phoenixville, PA 19460

Amelia McFadden
GRANTEE

Brophy Variance Application - Location Map



COUNTY OF CHESTER PENNSYLVANIA



Find Information

PARID: 2509 00070000
 UPI: 25-9-7
 Owner1: BROPHY JOHN VINCENT
 Owner2: BROPHY SUSAN LYNN
 Mail Address 1: 114 BRIMFUL DR
 Mail Address 2: PHOENIXVILLE PA
 Mail Address 3:
 ZIP Code: 19460
 Deed Book: 11570
 Deed Page: 539
 Deed Recorded Date: 04/27/2026
 Legal Desc 1: SE COR OF MARKLEYS
 CORNER
 Legal Desc 2: 37 AC FARM & POOL
 Acres: 37
 LUC: F-20
 Lot Assessment: 19880
 Property Assessment: 176270
 Total Assessment: 196150
 Assessment Date: 12/12/2025 9:23:31 AM
 Property Address: 1644 KIMBERTON RD
 Municipality: WEST VINCENT
 School District: Owen J. Roberts



Map Created:
 Friday, August 7, 2026
 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, nor are 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 Services page listed at www.chesco.org/gis.



R-2 RESIDENTIAL DISTRICT
ZONING REQUIREMENTS

YARD REGULATIONS:
FRONT YARD = 25 FT
SIDE YARD = 10 FT
REAR YARD = 40 FT
SIDE YARD AGRICULTURAL = 40 FT
OPERATIONS = 100 FT

ZONING VARIANCE PLAN
FOR
1644 KIMBERTON RD.

WEST VINCENT TOWNSHIP
CHESTER COUNTY, PA
DATE: 8/7/2026
SCALE: 1"=100'
DRAWN: J.B.
CHECKED: A.J.S.
PROJECT: 1644 KIMBERTON RD.
SHEET 1 OF 1

GRAPHIC SCALE 1"=100'
0 100 200 300



Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
800 Springdale Drive, Suite 202
Piquette, Pennsylvania 19381
Phone: (610) 903-0000
Fax: (610) 903-0000

Printed: 8/7/2026

