**WEST VINCENT TOWNSHIP PLANNING COMMISSION**
**TOWNSHIP BUILDING**
**729 SAINT MATTHEWS ROAD, CHESTER SPRINGS, PA**
**THURSDAY, JUNE 25, 2026, 7:00PM**

**CALL TO ORDER** at 7:02pm.

## ATTENDANCE

| | |
|---|---|
| George Martin, Chair | [X] |
| Steve Bazil | [ ] |
| Jeff Butler | [X] |
| Frank Frederick | [X] |
| Jesse Miller | [ ] |
| Barb Mueller | [ ] |
| Ted Otteni | [X] |

## ACTION ITEMS

meeting minutes – Chair Martin noted corrections to member attendees and the Toll Mid-Atlantic motion. Mr. Otteni made a motion to approve the May 28, 2026 Meeting minutes, as corrected. The motion was seconded by Mr. Butler.

There was no public comment.

By unanimous vote the motion was approved.

2400 Horseshoe Trail – Tommy Ryan, Township Manager, provided an overview of a Planning Module Component 1 to install an on-lot septic system at 2400 Horseshoe Trail.

Chair Martin made a motion to approve the Planning Module Component 1 to install an on-lot septic system at 2400 Horseshoe Trail. The motion was seconded by Mr. Otteni.

There was no public comment.

By unanimous vote the motion was approved.

## PUBLIC COMMENT

- There was no additional public comment at this evening's meeting.

## NEXT MEETING

- The Planning Commission will next meet on Thursday, July 23, at 7pm, at the Township Building, if needed.

DRAFT

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:05pm.

Respectfully Submitted:

_____

Tommy Ryan
Township Manager

DRAFT

CHESTER COUNTY Planning COMMISSION

COUNTY COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

August 6, 2026

Tommy Ryan, Township Manager and Zoning Officer
West Vincent Township
729 Saint Matthews Road
Chester Springs, PA 19425

Re: Zoning Ordinance Amendment and Subdivision and Land Development Ordinance Amendment - Street Tree and Native Plant Lists
# West Vincent Township - ZA-07-26-19028, SA-07-26-19040

Dear Mr. Ryan:

The Chester County Planning Commission has reviewed the proposed West Vincent Township Zoning Ordinance amendment and Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e) and Section 505(a). The referral for review was received by this office on July 26, 2026. We offer the following comments to assist in your review of the proposed Zoning Ordinance and Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. West Vincent Township proposes the following amendments to its Zoning Ordinance amendment and Subdivision and Land Development Ordinance:

   A. Chapter 390, Zoning, Attachment 3 - Appendix C, Native Plant Species, is to be replaced with a new list of Native Plant Species. The list includes common native plants found in West Vincent Township. In addition to the listed plants, acceptable species include any plant listed on the Pennsylvania Natural Heritage Program's Pennsylvania Vascular Plant List as native to Pennsylvania. The Township prohibits the use of cultivars in natural areas such as riparian buffers, woodlands, reforestation, parks, and wetlands.
   B. Subdivision and Land Development Ordinance Section 315-43.J(7) is to be amended with a list of suitable street trees and specifying that all street trees shall be native to Southeastern Pennsylvania.

COMMENTS:

2. As stated in the proposed amendment, the list of plant species includes common native plants found in West Vincent Township. In addition to these plants, acceptable species include any plant listed on the Pennsylvania Natural Heritage Program's Pennsylvania Vascular Plant List as native to Pennsylvania. We agree that all landscaping plant species should be native to Pennsylvania. We also suggest that all plants should be grown locally whenever possible.

3. The Township includes Silver Maple trees in Zoning Ordinance Appendix C, Native Plant Species, and in Subdivision and Land Development Section 315-43.J(7). Silver Maples are weak-wooded and have low salt tolerance, and they may not be the best choice for street trees.

4. The Township may want to consider restricting the use of trees that have known disease issues, such as Ash and Beech.

5. For additional reference, the Chester County Planning Commission compiled a list of recommended tree species for our area, including street trees. This tree list takes into consideration a species' adaptability to the changing climate as well as commercial availability, and is available at: https://www.chescoplanning.org/environmental/woodlands/TreeList.cfm

**RECOMMENDATION: West Vincent Township should consider the comments in this letter before acting on the proposed Township Zoning Ordinance and Subdivision and Land Development Ordinance amendments.**

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) and Section 505(b)of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinances.

Sincerely,

Wes Bruckno

Wes Bruckno
Senior Review Planner

**TOWNSHIP OF WEST VINCENT**
**CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 229-2026**

**AN ORDINANCE TO AMEND STREET TREE AND NATIVE PLANT SPECIES REQUIREMENTS**

**WHEREAS**, from time to time, revisions to the Code of the Township of West Vincent are required so to aid the Township in its efforts to advance the overall public health, safety, and welfare of the community;

**NOW, THEREFORE**, the Board of Supervisors of West Vincent Township, Chester County, Pennsylvania, hereby ordains and enacts as follows:

**SECTION I**

A. The Code of the Township of West Vincent, Chapter 390, Zoning, Attachment 3 - Appendix C, Native Plant Species, shall be deleted in its entirety, and replaced with that attached as Exhibit A hereto.

**SECTION II**

A. The Code of the Township of West Vincent, Chapter 315, Subdivision and Land Development, §315-43.J(7), shall be amended as follows:

(7) All street trees shall be native to Southeastern Pennsylvania. Suitable street tree species include, but are not limited to, the following:

| | |
|---|---|
| Cornus alternifolia | Dogwood Pagoda |
| Cornus florida | Dogwood Florida |
| Ostrya virginiana | Ironwood |
| Chionanthus virginicus | Fringe Tree |
| Hamamelis virginiana | Witch Hazel |
| Cercis canadensis | Redbud |
| Acer rubrum | Maple, Red |
| Acer saccharum | Maple, Sugar |
| Amelanchier laevis | Serviceberry, Allegheny |
| Amelanchier canadensis | Serviceberry Shadblow/Shadbush |
| Amelanchier arborea | Serviceberry, Downy |
| Celtis occidentalis | Hackberry |
| Nissa sylvatica | Black Gum |
| Quercus phellos | Willow Oak |
| Quercus palustris | Pin Oak |

| | |
|---|---|
| Liquidambar styraciflua | Sweet Gum |
| Quercus bicolor | Swamp White Oak |
| Quercus macrocarpa | Burr Oak |
| Quercus rubra | Northern Red Oak |
| Prunus americana | American Plum |
| Quercus muehlenbergii | Oak, Chinkapin |
| Quercus prinoides | Oak, Dwarf Chinkapin |
| Quercus coccinea | Oak, Scarlet |

**SECTION III**

A. In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.

B. To the extent this Ordinance is inconsistent with the Code of the Township of West Vincent, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

C. The failure of the Township to enforce any provision of this ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

D. This Ordinance shall become effective immediately upon enactment.

**ENACTED AND ORDAINED** by the Supervisors of West Vincent Township, Chester County, Pennsylvania on this 21st day of September, 2026.

**FOR WEST VINCENT TOWNSHIP**

By: _____
Dana Alan, Chair
Board of Supervisors

Attest: _____
Sean Clark, Township Secretary

**EXHIBIT A**

ZONING

*390 Attachment 3*

**Township of West Vincent**

**Appendix C**

**Native Plant Species**

The following list includes common native plants found in West Vincent Township. In addition to these plants, acceptable species include any plant listed on the Pennsylvania Natural Heritage Program's Pennsylvania Vascular Plant List as native to Pennsylvania. No use of cultivars will be permitted in natural areas such as riparian buffers, woodlands, reforestation, parks, and wetlands.

For more information, including commercial availability and expected Climate Change adaptability, consult the Chester County Recommended Tree List at https://www.chescoplanning.org/environmental/woodlands/TreeList.cfm

## Native Plant Materials

*Large Trees*

| SCIENTIFIC NAME | COMMON NAME | PHYSIOGRAPHIC REGION | DESCRIPTION | WILDLIFE USERS |
|---|---|---|---|---|
| *Acer rubrum* | red maple | Piedmont<br>Coastal Plain | Height: 40'–60', Spread: same<br>Habit is pyramidal in youth and rounded with age. Tolerant of most soils, but prefers slightly acid, moist conditions. Naturally occurs in wet area. Excellent fall color. | Buds, flowers, and leaves provide food for many birds and mammals. Chipmunks and squirrels eat seeds and some songbirds use twigs for nest building. |
| | | | | |
| *Acer saccharum* | sugar maple | Piedmont<br>Coastal Plain | Height: 60'–70', Spread: 40'–50'<br>Upright oval to rounded habit. Prefers moist, well drained soils. Tolerates some shade. | See red maple. |
| *Betula nigra* | river birch | Piedmont<br>Coastal Plain | Height: 40'–70', Spread: 40'–60'<br>Pyramidal in youth and rounded with age. Often grown multistemmed. Best adapted to moist soils. Used in areas that are alternately wet and dry. | Catkins are used by redpolls and pine siskins. Foliage is used by browsers. |
| *Betula lenta* | sweet birch | Piedmont<br>Coastal Plain | Height: 40'–55'+, Spread: 35'–45'<br>Pyramidal in youth, forming an irregular, rounded, sometimes wide-spreading crown at maturity. Best in deep, rich, moist, slightly acid soils, however, often found on rocky, drier sites. Flowers are catkins, 2"–3" long. Yellow leaves in fall are best among birches. | See river birch. |

| SCIENTIFIC NAME | COMMON NAME | PHYSIOGRAPHCC REGION | DESCRIPTION | WILDLIFE USERS |
|---|---|---|---|---|
| *Carya ovata* | shagbark hickory | Piedmont Coastal Plain | Height 60'-ao', Spread: 40'-60' Straight trunk with an oblong crown. Bark breaks up in thin plates. Difficult to transplant, start as seedling. Good for woodland border. | Leaves are used by browsers. Nut.s are also consumed by deer, turkey, foxes, wood ducks, and squirrels. |
| *Ceitis ocddentoli*□ | common hackbeny | Piedmont Coastal Plain | Height 40'-60', Spread: same In youth weakly pyramidal; in old age the crown is a broad top of ascending-arching branches. Medium to fast growth. Prefers rich, moist soils, but grows in dry, heavy, or sandy, rocky soils; withstands acid . or alkaline conditions; moderately wet or very dry areas; tolerates wind; full sun. Fruit is fleshy, orange t.o dark purple, ripening in September to October. Leaves are yellow to yellow-green in fall Useful tree for adverse growing conditions. | Fruit is popular with winter birds, especially cedar waxwing, mockfogbird, and robin. |

| SCIENTIFIC NAME | COMMON NAME | PHYSIOGRAPHIC REGION | DESCRIPTION | WILDLIFE USERS |
|---|---|---|---|---|
| *Gleditsia triacanthos* | common honeylocust | Piedmont Coastal Plain | Height: 30'–70', Spread: same<br>Usually has short trunk with open, oval crown. Fast grower. Withstands a wide range of conditions but prefers rich, moist bottomlands. | Limited wildlife value. |
| *Juglans nigra* | black walnut | Piedmont Coastal Plain | Height: 50'–75', Spread; same<br>Well-formed trunk with an oval crown. Prefers rich, moist soils. Often found on bottomlands. Difficult to transplant; should be started as seedling. Produces toxins which are poisonous to many plants giving it an advantage in open field situations but creating problems for gardeners. | Nuts are eaten by woodpeckers, foxes, and squirrels. |
| *Juniperus virginiana* | eastern redcedar | Piedmont Coastal Plain | Height: 40'–50', Spread: 8'–20'<br>Densely pyramidal when young and slightly pendulous in old age. Medium rate of growth. Tolerant of adverse conditions. Prefers deep, moist soils. Will tolerate shade only in youth. Handsome reddish brown bark. Produces small cones. Useful for windbreaks, shelter belts, hedges. | Twigs and foliage eaten by browsers. Seeds are eaten most extensively by cedar waxwings. Evergreen foliage provides nesting and roosting cover for sparrows, robins, mockingbirds, juncos, and warblers. |
| *Liquidambar styraciflua* | American sweetgum | Piedmont Coastal Plain | Height: 60'–75'+, Spread: 40'–50'<br>Pyramidal in youth, rounded crown at maturity. Likes deep, moist, acid soils. Occurs naturally on bottomlands. | Goldfinches and purple finches eat winged seeds. |
| *Liriodendron tulipifera* | tuliptree | Piedmont Coastal Plain | Height: 70'–90', Spread: 30'–50'<br>Long, straight trunk with a narrow canopy. Fast grower. Plant in full sun and a well drained loam. Wood somewhat weak. | Moderate wildlife importance. The purple finch and cardinal are principal users. |

| SCIENTIFIC NAME | COMMON NAME | PHYSIOGRAPHIC REGION | DESCRIPTION | WILDLIFE USERS |
|---|---|---|---|---|
| *Nyssa sylvatica* | black gum | Piedmont Coastal Plain | Height 30'-50', Spread: 20'-30' Pyramidal in youth and irregularly crowned at maturity. Prefers moist, weU drained, acid soils. Full sun or semi-shade. Deep taproot. | fruit is relished by many songbirds. Users include wood ducks, robins, woodpeckers, thrashers, flickers, and mockingbirds. |
| *Pinus strobus* | eastern white pine | Piedmont Coastal Plain | Height: 50'-80'+, Spread: 20'-40'+ Pyramidal in youth, crown at maturicy has several horizontal and ascending branches. Fast grower. Grows best on fertile, well drained soils but is very adaptable. | Provides valuable cover and nesting sites for songbirds and mammals. Needles are used as nesting material Seeds are eaten by quail, chickadees, grosbeaks, nuthatches, and woodpeckers. |
| *Quercus alba* | white oak | Piedmont Coastal Plain | Height 100', Spread: 50'-80' Pyramidal in youth, becoming broad and rounded with wide :spreading branches. Transplant as small tree. Prefers moist, well drained soils. Difficult to obtain from nurseries. Sometimes available as seedling. | Oaks, in general, are of major importance to wildlife. Acorns are at the top of the food preference list for wood ducks, pheasants, grackles, jays, nuthatches, thrushes, woodpeckers, rabbits, foxes, squirrels, and deer. |
| *QuerCus palustris* | pin oak | Piedmont Coastal Plain | Height: 60'-70', Spread: 25'-40' Strongly pyramidal with ascending branches. One of the faster growing oaks. FuU sun. Tolerates wet soils but is adaptable to many soil types. | See white oak. |
| *Quercus rubra* | red oak | Piedmont Coastal Plain | Height 60'-75'+, Spread: 40'-50' Habit is round-toppe<l and symmetrical Full sun. Prefers loamy, weU drained soils. Fast growing. | See white oak. |
| *Tilia americana* | American linden | Piedmont Coastal Plain | Height: 60'-80', Spread: 35'-50' Pyramidal in youth, assuming a rounded shape with age. Full sun or part shade. Prefers deep, moist soils, but is tolerant of heavier soils. | Limited wildlife value. |

| SCIENTIFIC NAME | COMMON NAME | PHYSIOGRAPHIC REGION | DESCRIPTION | WILDLIFE USERS |
|---|---|---|---|---|
| *Tsuga canadensis* | eastern hemlock | Piedmont<br>Coastal Plain | Height: 40'-70', Spread: 25'-35'<br>Pyramidal in youth becoming more pendulous with age. Likes moist, well drained soils. Plant in sheltered area. Tolerates shade. Relatively fast growing. Excellent for screens, hedges. | Provides excellent cover for deer and songbirds. Nesting site for several warblers. Seeds are eaten by juncos, chickadees, and siskins. |

*Small Trees*

| SCIENTIFIC NAME | COMMON NAME | PHYSIOGRAPHIC REGION | DESCRIPTION | WILDUFE USERS |
|---|---|---|---|---|
| *Cercis canadensis* | eastern redbud | Piedmont | Height: 20'-30', Spread: 25'-35'<br>Small tree with rounded crown. likes moist, well drained soils. Full sun to light shade. | Limited wildlife value. |
| *Chionanthus virginicus* | white fringetree | Coast.al Plain | Height 12'-20', Spread: same<br>Open habit often wider than high. Prefers moist fertile soils and full sun. | Limited wildlife value. |
| *Comus florida* | flowering dogwood | P'iedmont<br>Coastal Plain | Hefght 20', Spread: 15'-20'<br>Smalt tree with fl.at-topped crown. Place in well drained soil Full sun to partial shade. Has character in aU four seasons. | Fruit is an important source for songbirds including evening grosbeak, cardinals, robins and cedar waXWlngs. |
| *Crataegus phaenopyrum* | Washington hawthorn | Piedmont<br>Coastal Plain | Height 25'-30', Spread: 20'-25'<br>Broadly rounded to oval, dense, thorny tree. Plant in well drained soil in full sun. | Dense thorns make excellent nestin9 sites for songbirds. Fruit is used by grouse, cedar waxwings, and sparrows. |
| *Ilex opaca* | American holly | Piedmont<br>Coastal Plain | Height 15'-30', Spread: 18'-25'<br>Dense, pyramidal in youth, opening up with age. Plant in moist, well drained soil Full sun or partial shade. Use one male for every three females. | Used extensively by many songbirds including thrushes, mockingbirds, catbirds, bluebirds, and thrashers. foliage provides cover for songbirds and mammals. |

*Shrubs*

| SCTENTIFIC NAME | COMMON NAME | PHYSIOGRAPHIC REGION | DESCRIPTION | WILDLIFE USERS |
|---|---|---|---|---|
| *Amelanchier canadensis* | shadbush or shadblow servkebeny | Piedmont Coastal Plain | Height: 6'-20', Spread: 10' Erect stems, often clumped. Blends weU on the forest edge. | Important heny producer during the early summer months. Fruit eaten by crows. bluebirds, cardinals, and tanagers. Foliage used by browsers. |
| *Aronia arbutifolia* | red chokeberry | Piedmont Coastal Plain | Height: *6'-10',* Spread: 3'-5" Upright multi-stemmed shrub, somewhat open and rounded. Adaptable to many soil types. Full sun to half shade. | Fruit eaten by grouse, chickadees, and other songbird□ |
| *Aronia melanocarpa* | black: chokeberry | Piedmont Coastal Plain | See red chokebeny. | See red chokeberry. |
| *Clethra alnifolia* | summersweet clethra | Coastal Plain | Height: 3'-8', Spread: 4'-6' Oval round.topped, erect, dense, Leafy shrub. Transplant into moist organic soils. Full sun or shade. Good plant for wet areas and heavy shade. | Limited wildlife value. |
| *Comus racemosa* | silky dogwood | Piedmont Coastal Plain | Height: 10'-15', Spread: 10'-15' Erect, multi-stemmed shrub with short spreading branches. Suckers profusely and forms large colonies. Very adaptable, withstandi'.19 wet or dry soils, but prefers moist, wetl drained conditions. full sun or shade. | High wildlife value for fruit and browse. Used by a wide variety of mammals and songbirds, including cardinals, evening grosbeaks, robins, thrush, vireos, and cedar waxwings. |
| *Hamametis virginiana* | common witchhazel | Piedmont Coastal Plain | Height 20'-30', Spread: 20'-25' Small tree or multi•stemmed shrub. Prefers moist soils in full sun or partial shade. | limited wildlife value. |
| *!lex glabra* | inkberry | Coastal Plain | Height 6'-8', Spread 8'-10' Upright, multi-branched, rounded shrub. Prefers moist, acid soils. | Berries used by a wide variety of wildlife. |

| SCTENTIFIC NAME | COMMON NAME | PHYSIOGRAPHIC REGION | DESCRIPTION | WILOUFE USERS |
|---|---|---|---|---|
| *Rex vertidllata* | winterberry | Piedmont<br>Coastal Plain | Height: 6'-10', Spread: same<br>Oval, rounded, deciduous shrub holly. Tends to fonn multi-stemmed clumps. Does well in light and heavy soils. Prefers moist organic soils. Red fruit is beautiful in winter. A male plant is necessary for fertilization. | Used extensively by many songbirds, particularly thrushes, mockingbirds, robins, bluebirds, and thrashers. |
| *Itea virginica* | Virginia sweetspire | Piedmont<br>Coastal Plain | Height: 3'-5'. Spread: 6'-8'<br>Erect shrub with clustered branches. Prefers moist, fertile soils. Full sun or shade. Suited for wet areas. Excellent rall color. | Fruit capsules are used by some songbirds. |
| *KalmitJ latijolia* | mountain laurel | Piedmont<br>Coast.al Plain | Height 7'-15', Spread: same<br>Large, robust shrub, becomes open with age. Requires moist, well drained soils in full sun or shade. | Mammals eat foliage and twigs. Utilized extensively by mammals and birds for winter shelter. |
| *Magnolia -nrginiano* | sweetbay magnolia | Coastal Plain | Height: 10'-20', Spread: same<br>Multi-stemmed, open shrub. Likes wet ;icid soils. Tolerates shade. | Wildlife value is low. Seeds are eaten by some mammals and birds. Foliage is used by several birds for nest building. |
| *Myrica pensylvanica* | northern bayberry | Coastal Plain | Height: 5'-12', Spread: same<br>Tends to sucker to form large colonies. Deciduous to semi-evergreen. Upright, rounded, dense shrub. Adaptable to many soil conditions:, including poor soils. Full sun to partial shade. | Fruit is eaten by a variety of birds in small quantities including tree swallows and myrtle warblers. |
| *Rhododendron maximum* | rosebay rhododendron | Piedmont<br>Coastal Plain | Height: 4'-10', Spread: same<br>Rounded, evergreen shrub. Plant in moist, well drained soil Prefers partial shade. | Limited wildlife value except as browse for deer and winter cover for songbirds. |
| *Rhododendron periclymenoides* | pinxter-fl.ower | Piedmont<br>Coastal Plain | Height 4'-6', Spread: 6'-8'<br>Multi-stemmed, stoloniferous shrub. Adapted to dry, sandy, rocky soils. Useful for naturalizing. | Limited wildlife value except as browse for deer and grouse |

| SCIENTIFIC NAME | COMMON NAME | PHYSIOGRAPHIC REGION | DESCRIPTION | WILDLIFE USERS |
|---|---|---|---|---|
| *Vaccinium corymbosum* | highbush blueberry | Piedmont<br>Coastal Plain | Height: 6'–12', Spread: 8'–12'<br>Upright, multi-stemmed shrub with spreading branches. Requires moist, well drained soils. Full sun or light shade. | Used heavily by grouse, scarlet tanager, bluebirds, thrushes, and other songbirds. |
| *Viburnum dentatum* | southern arrow-wood | Piedmont<br>Coastal Plain | Height: 6'–8', Spread: 6'–15'<br>Multi-stemmed, dense, rounded shrub. Adaptable to most soil conditions, but prefers well drained. Suckers freely. | Used by grouse, brown thrasher, cedar waxwing, squirrels, and deer. |
| *Viburnum lentago* | nannyberry | Piedmont<br>Coastal Plain | Height: 15'–18', Spread: 6'–10'<br>Shrub or small tree with open habit. Adapts to a wide range of soil conditions. Sun or partial shade. | See southern arrow-wood. |
| *Viburnum prunifolium* | blackhaw viburnum | Piedmont<br>Coastal Plain | Height: 12'–15', Spread: 8'–12'<br>Round-headed tree or multi-stemmed shrub. Adaptable to many soil types. Sun or shade. | See southern arrow-wood. |
| *Viburnum trilobum* | American cranberry | Piedmont<br>Coastal Plain | Height: 8'–12', Spread: same<br>Multi-stemmed shrub, round-topped, fairly dense. Prefers well drained, moist soil. Full sun to partial shade. | See southern arrow-wood. |

## *Meadow Wildflowers*

| SCIENTIFIC NAME | COMMON NAME | UPLAND OR WET MEADOW PREFERENCE |
|---|---|---|
| *Asclepios incarnata* | Swamp Milkweed | Wet |
| *Asclepios syriaca* | Common Milkweed | Upland |
| *Asclepios tuberosa* | Butterfly-weed | Upland |
| *Aster novae-angliae* | New England Aster | Upland |
| *Chelone glabra* | Turtlehead | Wet |
| *Echinacea purpurea* | Purple Coneflower | Upland |
| *Eupatorium fistulosum* | Joe-pye-weed | Wet |
| *Eupatorium maculatum* | Spotted Joe Pye-weed | Wet |
| *Helianthus decapetalus* | Thin-leaved Sunflower | Wet |
| *Liatris spicata* | Spiked Gayfeather | Upland |
| *Lobelia cardinalis* | Cardinal-flower | Wet |
| *Lobelia siphilitica* | Great Lobelia | Wet |
| *Monarda didyma* | Bee-balm | Wet |
| *Monarda fistulosa* | Wild Bergamot | Upland |
| *Penstemon digitalis* | Foxglove Beardtongue | Upland |
| *Rudbeckia fulgida* | Eastern Coneflower | Wet |
| *Rudbeckia hirta* | Black-eyed Susan | Upland |
| *Rudbeckia laciniata* | Green-headed Coneflower | Wet |
| *Rudbeckia triloba* | Thin-leaved Coneflower | Upland |
| *Sisyrinchium angustifolium* | Blue-eyed Grass | Wet |
| *Solidago juncea* | Early Goldenrod | Upland |
| *Solidago nemoralis* | Gray Goldenrod | Upland |
| *Solidago speciosa* | Showy Goldenrod | Wet |
| *Solidago gigantea* | Blue-stemmed Goldenrod | Wet |
| *Verbena hastata* | Blue Vervain | Wet |
| *Vernonia noveboracensis* | New York Ironweed | Wet |
| *Veronicastrum virginicum* | Culver's-root | Wet |
| *Zizia aurea* | Golden Alexanders | Wet |

*Meadow Grasses*

| SCIENTIFIC NAME | COMMON NAME | UPLAND OR WET MEADOW PREFERENCE |
|---|---|---|
| *Agrostis alba* | Redtop | Upland |
| *Andropogon gerardii* | Big Bluestem | Upland, Wet |
| *Andropogon virginica* | Broom-sedge | Upland |
| *Elymus virginicus* | Virginia wild-rye | Wet |
| *Panicum virgatum* | Switchgrass | Upland |
| *Schizachorium scoparium (Andropogon scoparius)* | Little Bluestem | Upland |
| *Sorghastrum nutans* | Indian-grass | Upland |
| *Tridens flavus* | Purpletop | Upland |

WEST VINCENT

# 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 ☐ Email |
| Application Received by: | | |
| Received: | ☑ 20 Location maps: MUST INCLUDE property lines/road names, adjacent properties, other properties owned by applicant<br>☐ 20 Plot plans: MUST INCLUDE old and new structures, contour lines, setbacks, wells/septic systems, water constraints, trees<br>☐ Names/addresses of all property owners within a radius of 500' *(instructions at back of packet)*<br>☐ PDF of plot plan and location map emailed through website Date Received: / / | |
| Permit Fees (DUE AT SUBMISSION):<br>*See current Fee Schedule | ☐ Cash<br>☑ Check # | Date Received:<br>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.

WEST VINCENT

# 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

☐ Other (please specify): _____

Relief from ADU limitation of 1800 sq ft to designate the exisitng 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

**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

| |
|---|
| **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 IMPREVIOUS 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: _____ $ft^2$

B. PROPOSED SIGNAGE
Total # of signs: _____ ☐ Permanent ☐ Temporary ☐ Duplicate (# of same signs) _____
Size of sign: _____ $ft^2$

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: _____ $ft^2$ *(*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 | FRALEY 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 | SCOTT EFFIE D | 1647 KIMBERTON RD | WEST VINCENT | 19425 | 1647 KIMBERTON RD | CHESTER SPRINGS PA | |
| 25-8-21.5 | SCOTT JOHN T JR | FRALEY KAREN WOLCOTT | 1675 KIMBERTON RD | WEST VINCENT | 19442 | 1665 KIMBERTON RD | PO BOX 878 | KIMBERTON PA |
| 25-8-22 | PEEPLES EDWIN A | PEEPLES MALVINE OGLE ETAL | 1611 KIMBERTON RD | WEST VINCENT | 19460 | 1611 KIMBERTON RD | PHOENIXVILLE PA | |
| 25-8-23.1 | CONWAY CHRISTOPHER | CONWAY KRISTEN | 1569 KIMBERTON RD | WEST VINCENT | 19425 | 1569 KIMBERTON RD | CHESTER SPRINGS PA | |
| 25-8-24.1 | DIETRICH CHRISTIAN B | | 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 | GUERNSEY 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 |

12119893 B: 11570 P: 539 DEE
04/27/2026 11:54:52 AM Page 1 of 4
Rec Fees: $95.75 Local: $22,500.00 State: $22,500.00
Diane O'Dwyer Recorder of Deeds, Chester County, 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, alienedd, 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, allen, 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**

Unofficial Copy

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.

UNOFFICIAL COPY

**AND the said Eleanor O. Leise 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.

UnOfficial Document

**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:

KELLYANN DIXON
Notary Public - State of Florida
Commission # HH 740673
My Comm. Expires Nov 16, 2029

(SEAL)

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:

KELLYANN DIXON
Notary Public - State of Florida
Commission # HH 740673
My Comm. Expires Nov 16, 2029

**Certificate of Residence**

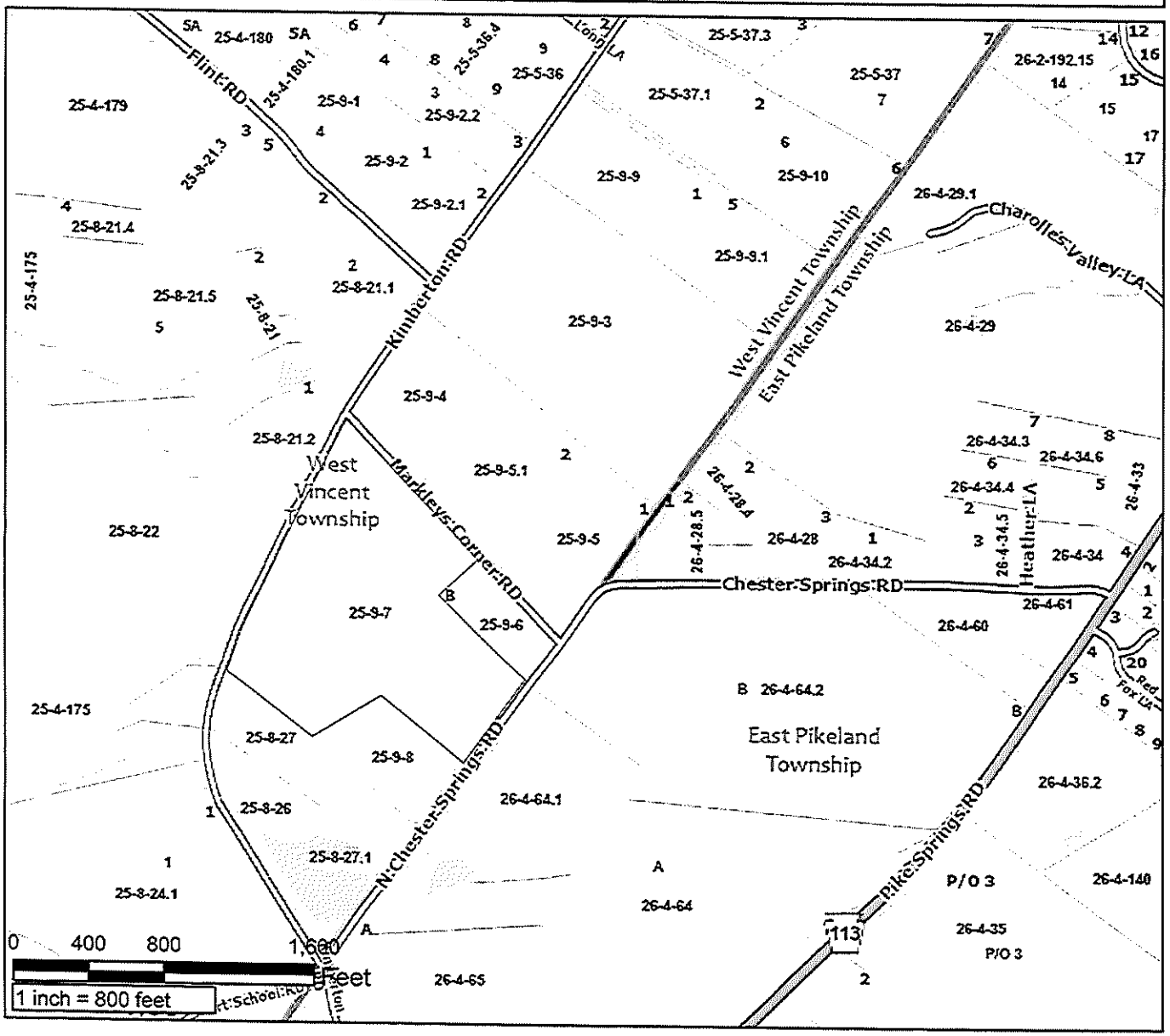
I do hereby certify that the precise residence and the complete post office address of the within named grantee is:

114 Brimful Dr., Phoenixville, PA 19460

GRANTEE

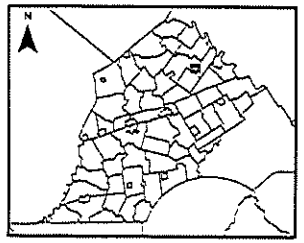
Unofficial Copy

# Brophy Variance Application - Location Map




COUNTY OF CHESTER

PENNSYLVANIA



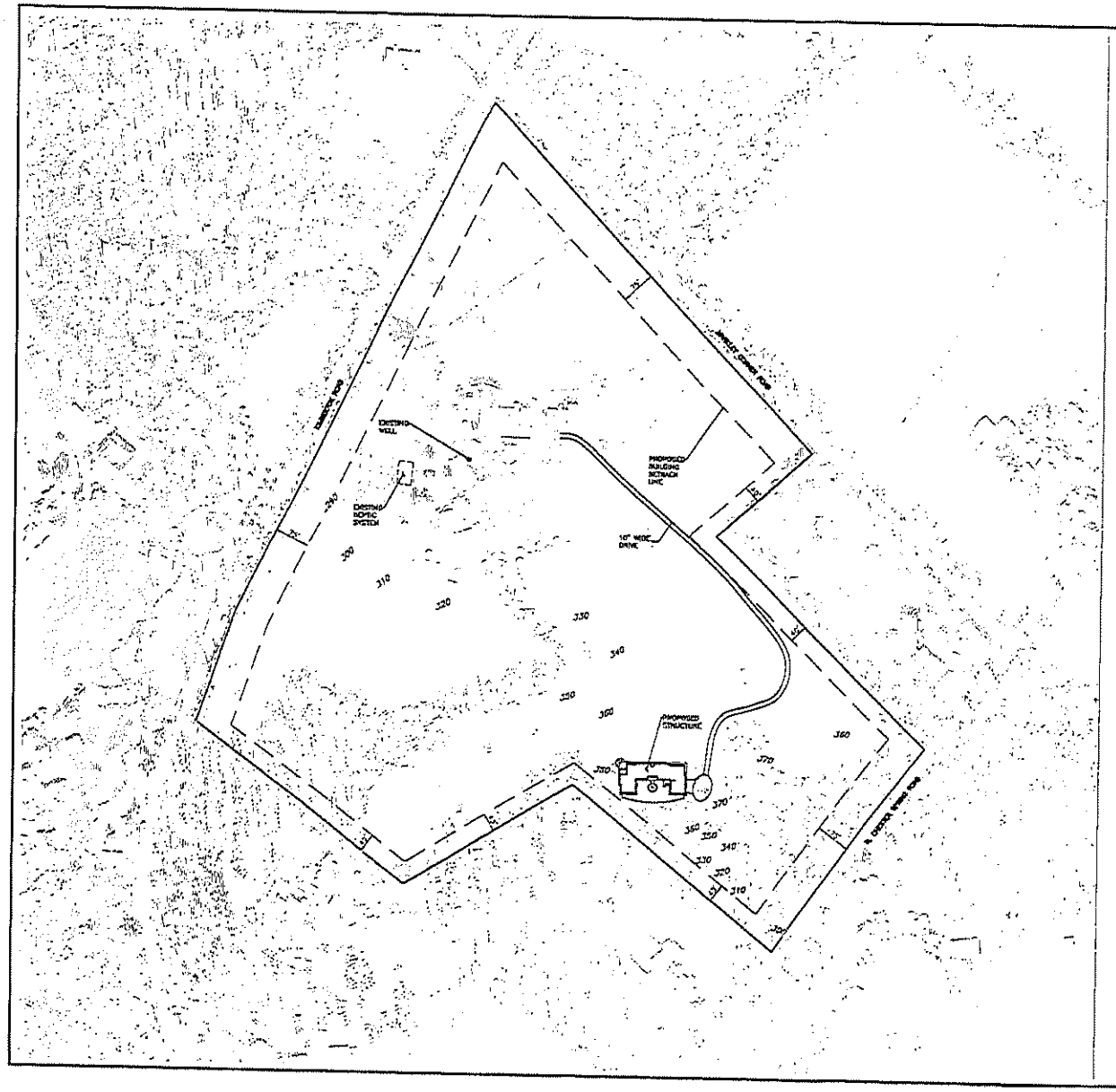
Find Information

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 | = 75FT |
| REAR YARD | = 50FT |
| SIDE YARD | = 40FT |
| SETBACK FROM AGRICULTURAL OPERATIONS | = 100FT |

ZONING VARIANCE PLAN
FOR
1644 KIMBERTON RD.

WEST VINCENT TOWNSHIP — CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Whitehall Business Park
[illegible] Springdale Drive, Suite 202
Exton, Pennsylvania 19341
Phone: (610) [illegible]
Fax: (610) [illegible]

PROJECT: [illegible]
DATE: [illegible]
SCALE: 1"=100'
DRAWN: [illegible]
CHECKED: [illegible]
SHEET: 1 OF 1