



The Milemarker

EAST BRANDYWINE TOWNSHIP

The DO's and DON'TS of Home Occupations

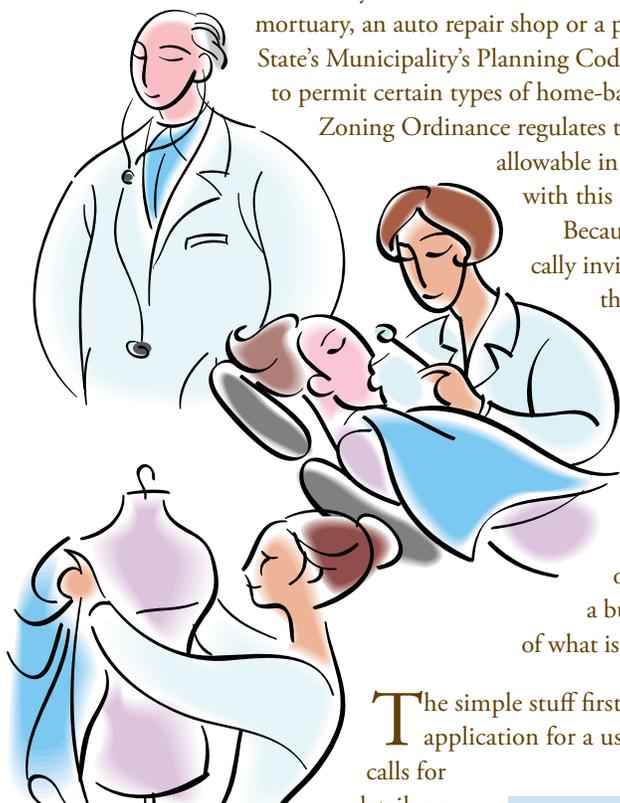
It's okay in East Brandywine to run a dress making, sewing or tailoring operation in your home—provided you get the Township's permission and pay the appropriate fees. Ditto for jewelry making, rug weaving, home cooking and catering (provided all food is catered off-premises) and financial consulting.

It is not okay—in fact it's forbidden—to run an animal hospital, a mortuary, an auto repair shop or a private club in your home. The State's Municipality's Planning Code requires local municipalities to permit certain types of home-based businesses. The Township's Zoning Ordinance regulates the types of home occupations allowable in our community, in accordance with this State law.

Because some permitted uses are basically invisible to a passer-by, it's tough for the Township to know and oversee what's going on. Indeed, a major source of information is a law-loving—or jealous or unhappy—neighbor who snitches, most often anonymously. To get everything out in the open, here are the details of what a resident must do to run a business from the home and a list of what is and is not permitted.

The simple stuff first. The resident must fill out an application for a use and occupancy permit. This calls for details on name, address,

phone number and e-mail address, tax parcel number (check your most recent tax bill), zoning district, size of home in square feet, a description of the area to be set aside for the home occupation, the name and nature of the business and the number of full or part time employees. The application, available at the Township office, along with the appropriate rules and regulations, involves a non-refundable \$25 fee. If granted, a permit must be renewed every two years but there is no additional fee.



FORBIDDEN

The following are prohibited as home occupations: animal hospital; dancing studio; mortuary; private club; auto repair and painting, and "other repair work of similar scale and impact"; restaurant; kennel, commercial stable or riding academy or training center.

THE BEST ADVICE: *If you're thinking of launching any type of business out of your home, talk to the Township.*

If the application is turned down, the resident may appeal to the Zoning Hearing Board within 30 days of the rejection.

There are two types of permitted home occupations—defined as no impact or major.

No impact use

The "no impact" definition contains 16 clauses but the main point is that the

continued on page 6

Volume 13, Number 3

In This Issue

- How well Route 322 can handle its present and future traffic load is the focus of much Township attention. For a report on some of the options—possibly including a loop bypass or a roundabout, see [page 4](#).
- Efforts continue to have the village of Guthriesville included on the National Register of Historic Places (some prefer the spelling Guthrieville). See [page 5](#).
- For detailed information on current building permit fees, see [page 2](#).
- What's happening to local home prices? Check out local real estate trends on [page 7](#).

Who, When & Where

Township Board of Supervisors

Jay G. Fischer, Esq., Chairman
Hudson L. Voltz, Esq., Vice Chairman
David A. Kirkner, CPA, Member

Township Public Meetings

BOARD OF SUPERVISORS

First Thursday at 7:30 a.m.
Third Wednesday at 7:30 p.m.

PLANNING COMMISSION

First Wednesday at 7:30 p.m.

MUNICIPAL AUTHORITY

Second Tuesday at 7:30 a.m.
Meetings at East Brandywine Fire Co.,
2096 Bondsville Road, Guthriesville

Public Committee Meetings

HISTORICAL COMMISSION

Second Wednesday at 7:30 p.m.

OPEN SPACE COMMITTEE

Second Monday at 7:30 p.m.

ORDINANCE TASK FORCE

Fourth Wednesday at 7:30 p.m.

PARK & RECREATION COMMITTEE

First Monday at 7:30 p.m.

Meetings at Delaware County
Community College campus,
100 Bond Drive, Room 238

Important Numbers

Fire and Ambulance911
Police (emergency)911
Police (non-emergency) 383-7000
Police Administration..... 269-4300
Township Administration.. 269-8230
Township Offices open M–F
9 a.m.–noon and 1–5 p.m.

Telephone Staff Directory

Tax Collector, Patti Piersol
Home Office (610) 269-4054
Weekdays 9 a.m. to 5 p.m.

For all other staff members, call
269-8230 and press the extension.

200 Norann King, Building Dept.
201 Mary Beth Smedley,
Secretary/Treasurer
203 Scott Piersol, Twp. Manager/
EMC and Fire Marshal
204 Matthew Van Lew, Roadmaster
100 Police Administration

Yes, There ARE Fees For Building Permits



Residents continue to be confused or uncertain about an updated fee schedule for new construction approved by the Board of Supervisors in August 2005. Here's probably the best way to consider it: If you are making changes on your property—from putting in a new fence greater than six feet in height, to installing a sidewalk or patio, or building a major home addition—there's almost certain to be a fee involved. Check with the Township before you start by calling Norann King at (610) 269-8230, extension 200.

Here's a fee list for items most likely to affect residents. Fees involving builders, developers and major construction are available at the Township Office. In addition, a \$2 fee is charged for each building permit, and is paid to the State Department of Labor and Industry to support on-going training of codes officials statewide.

One- and two-family residential dwelling units

New dwelling; prefabricated or modular homes	\$30 per sq. ft. of usable floor area; \$250 minimum fee; zoning review + use and occupancy fees apply
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Alterations or repairs	\$75 up to \$3,000 in estimated cost; \$7 per additional \$1,000 estimated cost rounded up to next \$1,000. Minimum permit fee: \$150. Zoning review + use and occupancy fees may apply.
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Mobile homes (no permanent foundation)	\$250 permit fee + use and occupancy fee
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Re-roof*	\$100
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* If structural alterations or repairs are needed, an additional \$50 fee will be charged to cover inspections. Inspection is required when replacement of shingles and paper is greater than 25% of roof surface involved.

Accessory structures (residential use only)

Deck	\$200
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Sheds/gazebos/ pergolas (less than 192 sq. ft.)	\$50 zoning permit; requires plot plan, setback and final inspections
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Sheds*/gazebos/ pergolas (greater than 192 sq. ft.)	\$75 zoning permit; requires plot plan, setback and final inspections
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*Sheds are considered accessory structures without permanent foundations.

Note: The Board of Supervisors issues zoning permits; if a project calls for a variance, the applicant must get permission from the Zoning Hearing Board.

Accessory structures with permanent foundations

Garages, barns or similar uninhabited structures	\$250 base permit fee + \$0.20 per sq. ft. over 1,000 sq. ft. Zoning review + use and occupancy fees apply
Fences more than 6 ft. high	\$50 zoning permit fee; requires plot plan, setback and final inspections
Tennis, basketball or similar recreational facilities	\$150 permit fee
Uncovered* porch or patio (greater than 25 sq. ft. in area)	\$75 permit fee

*For covered porch or patio, see additions to dwelling section

Swimming pools/tubs

Swimming pool (in or above ground and deeper than 4 ft.)	\$150 up to \$20,000 in estimated cost + \$8 per \$1,000 of additional cost rounded up to next \$1,000 + zoning review and use and occupancy fee.
Above ground (4 ft. max depth)	\$50 + zoning review fee
Hot tubs/spas	\$50 + zoning review fee

Note: Occupancy permits are needed for all pools and spas before use. Any pool with a water depth of 24 in. or more requires an approved pool permit, including a fence or barrier that meets building code requirements. Electrical inspections and final approval may also apply.

Signs (zoning permit)

Up to 12 sq. ft. in size	\$30 base fee
More than 12 sq. ft.	Base fee + \$5 a sq. ft.
Temporary signs or similar structures (14 days max.)	\$15



Big Bell in Distress

During construction of the new municipal building, observers discovered that the bell in the tower on top of McCausland Hall has slipped off kilter. Examination showed that the supports had rotted in a few places.

The Board of Supervisors faced a decision: Should the supports be repaired or should the bell be removed and put on display in the lobby of the new building? One Supervisor even suggested the bell could be mounted on a dolly of sorts and transported to township events, as needed.

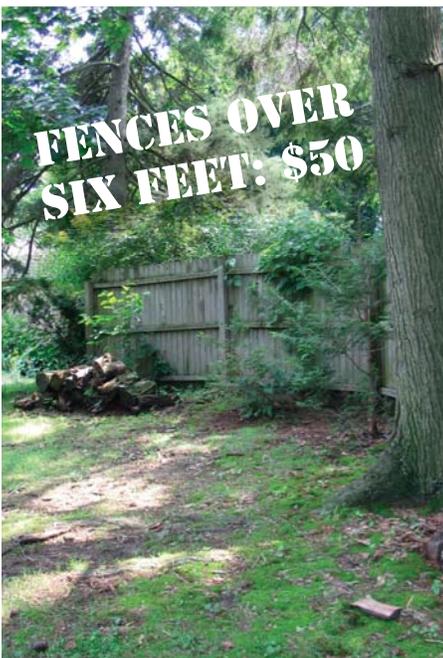
After reviewing information on the cost to make the repairs or remove the bell from the tower, the Supervisors decided to keep the bell in the tower. Repairs will help keep the attic weather tight, yet allow for access to ring the bell in the future for special events.

Open Space Group Eyes More Acres

The East Brandywine Open Space Committee is now engaged in discussions with three landowners in the Township, two of them with major acreage, about preserving some of their land as open space. It also is talking to owners of some smaller properties, is planning to provide a full report on its activities on the Township Web site (ebrandywine.org) and has added five new members.

Because of the sensitivity of its discussions with landowners, most of the Open Space Committee's deliberations take place

continued on page 7



Zoning review fees

Residential	\$ 10
No-impact home occupation	\$ 25
Major home occupation (Condition Use Hearing fees apply)	\$100

Inspection fees

Failed, additional or re-inspections	\$ 25
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Other fees

Demolition	\$100
New retaining wall installation	\$ 25
Roadside stand/tent sales (display permit; 3-month maximum term)	\$100

IF You Think That DRIVING ON or Trying to ENTER or CROSS Horseshoe Pike—Officially Known As ROUTE 322—Is Anything from Nuisance to Nightmare, NOW Is the Time to SPEAK UP

East Brandywine’s main drag is just that. It’s jammed with bumper-to-bumper traffic in the morning and evening rush hours. It already has four traffic lights in the three-and-a-half mile stretch within the Township and it’s going to get at least one more—perhaps two. To turn on to Horseshoe Pike itself from one of the side roads can be anything from an act of courage to flirting with suicide.

Obviously, something has to be done. But getting it done is the problem because Horseshoe Pike is a state road and while Township authorities may have good ideas on how to solve traffic problems, what really matters is what the Pennsylvania Department of Transportation (PennDOT) is willing to do.

The good news is that, thanks to some innovative thinking by the Township, the state may be ready to consider some changes.

In fact, ideas for changes and improvements have been consuming huge amounts of time at Planning Commission and Board of Supervisors meetings for a couple of years now. Just how these ideas will develop into done deals depends to a big extent on how much and what kind of input the Township gets from residents. To date, there’s been very little. **If you want to know when some highway-related discussion is slated for either civic body, just call the Township office and ask what’s on that night’s agenda.**

For Planning Commission information, call (610) 269-8230 during the day on the first Wednesday of each month; for the Supervisors’ regular meeting, call during the day on the third Wednesday. For their monthly work session, held on the first Thursday of the month at 7:30 a.m., call the day before.

To put traffic flow into perspective, believe that what’s bad now is going to get

worse unless there is major relief. **Within East Brandywine itself, about 1,400 new homes are scheduled to be built in the next few years; about 1,000 of these will feed directly on to Horseshoe Pike.** Much of the traffic congestion is caused, however, by “pass-through” traffic coming from communities south and west of East Brandywine Township during the morning, and heading home each evening.

The big proposals

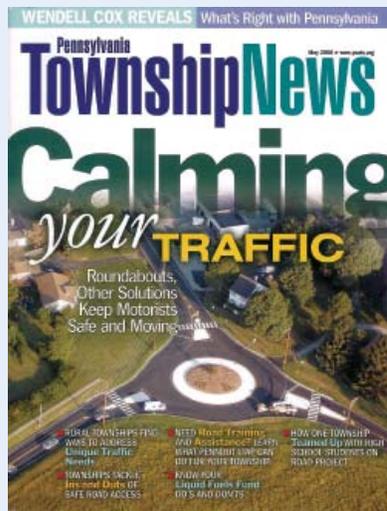
Until a few weeks ago, the most dramatic idea to help move traffic along was a proposed loop road or bypass to the south of Guthriesville. Looking from west to east, this road would split off Horseshoe Pike just east of the Brandywine Village shopping center

traffic light, go behind the new municipal complex, cross Bondsville Road (there’d be a traffic light there) and then rejoin Horseshoe Pike close by the Wright Agency. The existing highway would carry westbound traffic through the village; the loop road would carry eastbound traffic.

But a second dramatic idea showed up in the spring. At the invitation of the Board of Supervisors, an outside traffic

continued on page 5

Calming Roundabouts: Debating the Pros & Cons



Traffic “calming” is the focus of a series of stories in the May issue of Pennsylvania Township News, published by the Pennsylvania State Association of Township Supervisors (PSATS). The cover, shown here, and the lead article feature Chester County’s sole existing roundabout at Route 82 and Doe Run Road in East Marlborough Township. It was opened in August 2005 and has been hailed for helping to eliminate a troubling number of accidents at what was a traffic-light controlled intersection and also for its attractive design. The project won PSATS’s 2006 Road and Bridge Safety Improvement Award.

Supporters of roundabouts stress that they are quite unlike the much-criticized traffic circles on many New Jersey highways. They are much smaller, there are no stop signs or lights; vehicles circulating in the roundabout have right of way; properly designed they can reduce speed to 20 to 30 mph; they are proven to reduce accidents (by at least 30% from a traffic-light controlled intersection); and the center island can be made visually very pleasing with flower beds or low shrubs. The first roundabout following these designs was built in the U.S. in 1990 and there are now more than 800, according to statistics prepared by SAVE Inc. (Safety, Agriculture, Villages and Environment Inc.), the organization whose executive director, Dee Durham, made the East Brandywine presentation.

The audience at the presentation—including representatives of the Board of Supervisors, the Planning Commission, the Historical Commission and Brandywine

continued on page 7

Horseshoe Pike Traffic

continued from page 4

expert presented a plan that, she said, would move traffic even more efficiently. It would replace the existing traffic light at the intersection of Horseshoe Pike, Bondsville and Hopewell Roads with a roundabout. This controversial suggestion raised speculation about possible roundabouts at other congestion points at Five Points (where Horseshoe Pike is joined by Little Washington Road, Culbertson Run Road and Springton Road) and, perhaps, where Corner Ketch and Osborne Roads feed into the main highway.

Other considerations

Any planning for the future of Horseshoe Pike has to consider other issues, too. Among them:

Sunoco has approval from the township—reached after lengthy hearings—to expand its gas station at the Horseshoe Pike-Hopewell Road intersection.

Wawa has won preliminary approval from the Planning Commission for its gas station and convenience store diagonally across the intersection from Sunoco. This plan is under attack by the Township Historical Commission because it would involve the demolition of the 137-year-old so-called Mama Lena building. The contentious issue here is whether plans to designate the village as an historic site (a process now under way) will force Wawa to modify its plans or, indeed, change them quite radically.

Meantime, in early June, the owner of Guthriesville Tire and Service, now located on Horseshoe Pike in West Brandywine, proposed to the Planning Commission that the center's abandoned former site at Horseshoe Pike and Hopewell Road be converted to a car wash—an aesthetically pleasing, old-fashioned wash, in the owner's description. Planning Commissioners raised serious questions about traffic flow and the debate continues.

Sunoco and Wawa propose to operate 24 hours a day.



Save Guthriesville: The Fight Goes On

The Historical Commission, headed by **John Black**, is vigorously pursuing its goal of winning a place for Guthriesville on the National Register of Historic Places. **The campaign currently is at the state level and Mr. Black contends that while the plan is under active consideration, no major changes can be made in the village**—basically the section of Horseshoe Pike that extends from the Wright Agency to the Brandywine Village shopping center.

A critical part of the Commission's campaign is to save the so-called Mama Lena building from demolition. Wawa, on the other hand, wants to see the building torn down so it can proceed with its plans for a gas station and convenience store at the corner of Horseshoe Pike and Bondsville Road.

The Save Guthriesville campaign has sprouted many signs throughout the Township. In addition, **Jonathan Inslee**, one of the owners of the recently-opened antique store a couple of doors east of Mama Lena's, has been soliciting residents to inform the Board of Supervisors that they oppose the Wawa venture and want to see Mama Lena's restored. Mr. Inslee reported that as of the end of June his campaign had drawn about 250 supporters and just three opponents.

Mr. Black's group contends that Wawa can take no action until the Army Corps of Engineers approves its plan. This action is needed because a small stream on the proposed site would have to be relocated. Wawa disputes this argument.

Jay Fischer, Chairman of the Board of Supervisors, has suggested that Wawa may want to put aside the site plan which has received preliminary approval from the Planning Commission and come up with a new plan that accommodates the Historical Commission's wishes.

Meantime, the Supervisors have asked **Robert Wise**, principal of Wise Preservation Planning, Paoli, to come up with options for a master plan that could lead to the preservation of the best aspects of the village and creation of a Guthriesville Historic District. Mr. Wise also is to consider the impact of a roundabout.

Home Occupations Do's & Don'ts

continued from page 1

business is compatible with the residential use of the property and surrounding homes. There must be no exterior evidence of the business, other than one small sign (which requires a separate permit application), no lighting, displays or visible stockpiling of goods. The principal of the business must live in the house and no more than two non-residents may be employed at any given time. No matter what the business is, it may not occupy more than 25% of a home's total habitable floor space or 500 sq. ft., whichever is less.

There must be no unusual amount of customer traffic or pickup and delivery of goods. There has to be adequate off-street parking. No equipment or process may be used that "creates noise, vibration, glare, fumes, odors or electrical or electronic interference."

Major use

The "major" occupation requires compliance with all clauses of the no-impact use plus a "conditional use" approval by the Township Board of Supervisors. This added step is called for because the occupation being considered is likely to generate more activity. Neighbors may question the use at the Supervisors' meetings.

Two examples of major use: If a resident wants to tutor no more than two students at one time, that's a no-impact use. If there are more than two students, the activity becomes a major use. Similarly, a person who wants to offer beautician or barber services that are by-appointment only and are limited to no more than two clients at one time qualifies for a no-impact permit. If there are more than two clients, it becomes a major use.

Other "major" occupations include offices for doctors, dentists, lawyers, accountants or other similar professional services. With strict adherence to health and safety regulations, it's also permissible to operate a child or adult day care business from a home involving no more than six children or adults unrelated to the operator.

Major-use home occupation operators also must:

- Be located in a single-family detached dwelling or an accessory building on the same lot.
- Be on a lot with a gross area of at least 15,000 sq. ft. The Supervisors, as a condition of approval, may require buffering or screening along property lines.
- Not generate traffic that "disrupts the residential character of the neighborhood."

Hold The Mothballs?

The Downingtown Area School District's plan to mothball the Brandywine-Wallace Elementary School may soon be up for review. The district's growth plans, disclosed in its spring 2006 newsletter, say the existing building will be retained and renovated to become the district's 10th elementary school. Just how or when the plan will be turned into action awaits the conclusion of an overall district feasibility study.

Dr. Levi Wingard, who is retiring as school superintendent, said the study will be used to help determine population growth and the need for new facilities. "If it is determined that a third high school and third middle school are needed, as we suspect, the district will begin to search for an architect for this plan," he told *The Milemarker*. Dr. Wingard also said the cost of building new high and middle schools and opening a 10th elementary was calculated last year to be about \$150 million. "As costs continue to rise in the construction arena, the figure will be re-calculated for accuracy, as necessary," he added.

Under present plans, students attending Brandywine-Wallace will be reassigned to the new Wallace Township elementary school when it opens in the fall of 2007 or to Beaver Creek school in Downingtown.

Planning a Future for Bondsville Mill



The World War II memorial

A new Township committee has been formed to plan a future public park on the site of the old Bondsville Mill. The Supervisors are considering a passive recreation park, with picnic tables and a trail on the 25-acre site which is bordered by a scenic section of Beaver Creek.

The committee is charged with deciding what to do with the remains of the old mill buildings. Most will be demolished but some may be preserved; environmental studies will be needed to check for possible contaminants.

Two bridges to the property from Bondsville Road will need to be stabilized. There's also need for repair of the creek's riparian corridor.

The committee already is at work and seeking any possible grant money to pay for what will be a fairly expensive project, doing historical research and looking into safety and liability issues. The property will be off-limits to the public until further notice.

One landmark that will stay: the war memorial, just visible from Bondsville Road, that was erected after World War II by then owners Collins & Aikman. It lists the names of mill workers who fought in the war.

Home Buying and Selling: Prices Up, Volume Down

A new analysis of Chester County real estate transactions by The Philadelphia Inquirer shows contradictory trends: prices paid in 2005 were higher, often substantially higher, than in 2004 but the number of homes bought and sold declined in many municipalities, including East Brandywine.

Consider these figures. For all of Pennsylvania's 73 municipalities, 2005 home prices were higher in 80% compared with the year before, down in 15% and unchanged in 5%. But the number of home sales declined in 58% of the municipalities, increased in 22% and held steady in 5%.

In East Brandywine, the median price of homes sold last year was \$384,500, a gain of 3% from 2004. But the number of transactions declined by 23%, from 124 to 95.

Shown below are some figures for prices and sales in East Brandywine and some neighboring municipalities. All sales prices are medians, indicating half of the homes sold for more than the median figure, half for less.

State-wide, the median price of homes sold in 2005 was \$206,000, an increase of 16% from 2004. In Philadelphia, the median was \$120,000, up 32% from the year before.

Municipality	Median 2005 Sale Price	% Change from 2004	# Sales 2005	% Change from 2004
Caln	\$191,750	+9%	274	-23%
Coatesville	\$ 93,350	-3	242	-20
Downingtown	\$181,000	+11	154	+15
E. Bradford	\$370,000	+25	202	-1
E. Brandywine	\$384,500	+3	95	-23
E. Caln	\$328,765	+17	192	+30
Honeybrook Boro	\$197,400	+20	35	+84
Honeybrook Twp	\$295,000	+1	87	+89
S. Coatesville	\$ 95,000	-27	27	-32
Upper Uwchlan	\$414,950	-1	285	+32
Uwchlan	\$344,950	+8	354	+4
Wallace	\$404,500	+8	40	-9
W. Brandywine	\$265,000	+5	91	-5

Open Space Committee

continued from page 3

in executive session. As a result, there has been little publicity about its work. However, the committee has indicated that the properties where it is actively pursuing conservation easements are high on its "top priority" list. If the committee's efforts are successful, they would help preserve some of the Township's most scenic vistas. One large transaction, which has been under discussion for well over a year, involves close cooperation with the Brandywine Conservancy and Natural Lands Trust, and has received pledges of more than \$1 million in grant support from Chester County and the state.

Much new information about the Open Space Committee's work will be available by this fall on the Township Web site thanks to the creation of new link being prepared by Alan Yefko, a committee member. Among other things, the Open Space addition will pay tribute to the efforts of the Township to build its inventory of open space as part of the County Landscapes program.

Considering developments that are completed, under construction or planned, a total of almost 800 acres will be preserved as open space. This is being achieved by encouraging developers to cluster homes with smaller lots rather than spread them out with larger lots. One of the major spaces will be the 18-hole golf course that Pulte is planning for its Applecross development at the Overlook Road Farm.

Roundabouts

continued from page 5

Regional Police—had varying reactions. Some obviously were intrigued by the idea, as both a traffic control plan and as a project that would complement Guthriesville's village status.

Police Chief Mark Kocsi said he was concerned that the two feeder roads—Hopewell and Bondsville—enter the intersection on down and up hill grades, creating potential merging problems. He, and others, also felt that the roundabout would have to have two lanes to accommodate existing and future traffic flow. A two-lane project might encroach on existing properties, including the existing Sunoco station and the one proposed by Wawa. The Township Traffic Engineer, Andreas Heinrich, is on record as being "unconvinced" that a roundabout is advisable.

The SAVE representative stressed the need for public education and good signage. She also advised the Supervisors to get all residents involved through public meetings.

The concept will be the subject of future discussions by the various Township commissions and the police. Township Manager Scott Piersol is discussing with PennDOT officials the possibility of the state considering Guthriesville for a pilot roundabout program. The state isn't saying "No," but an official notes that it lacks funds for such a program. He suggests the Township might "amass funds from various developers over time" to foot the bill.



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Downingtown, PA 19335-1153
marybeth@ebrandywine.org

On the Move

The following homes were sold in East Brandywine late April and late June.

138 Aspen Drive	\$705,000
2016 Bondsville Road	\$540,000
120 Brookhaven Lane	\$494,900
455 Brookside Drive	\$257,000
930 Creek Road	\$291,900
33 Cumberland Drive	\$1,027,030
111 Evergreen Drive.....	\$400,000
103 Gloucester Court.....	\$218,000
17 Grovehill Court.....	\$445,000
119 Holly Drive.....	\$405,000
770 Hopewell Road.....	\$490,000
1034 Hopewell Road.....	\$315,000
1103 Hopewell Road.....	\$300,000
49 Lakeview Court.....	\$232,000
41 Margil Farm Drive	\$908,480
235 Montpelier Drive	\$470,000
1198 Osborne Road	\$275,000
15 Quail Hill Lane	\$620,000
103 School Lane.....	\$549,900
Tradition Lane.....	\$303,000
29 Wellesley Lane.....	\$520,000
36 Wellesley Lane.....	\$490,000

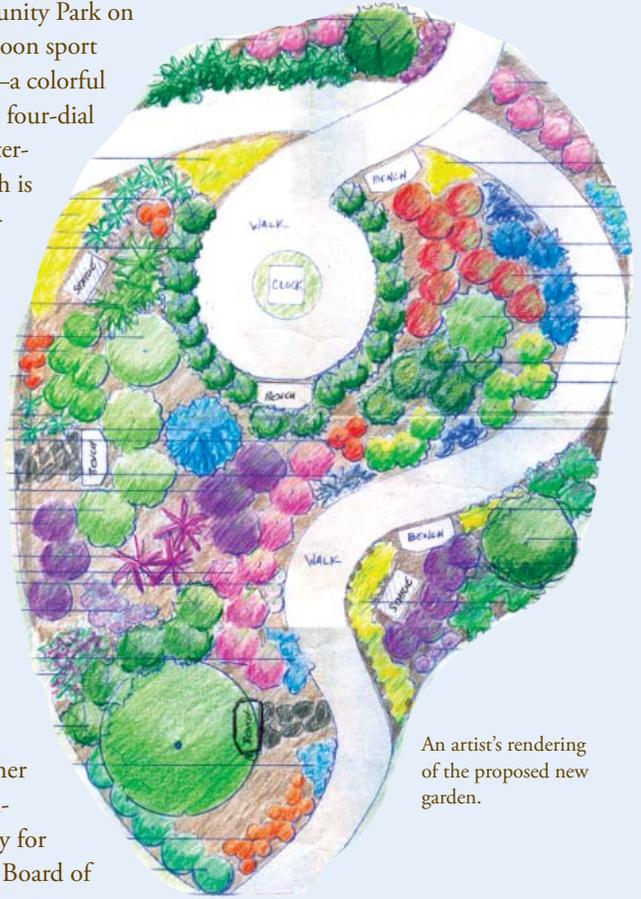
In the 2006 second quarter, East Brandywine homes sold at an average price of \$455,791 and were on the market for an average 41 days.

Source: Weichert Realtors, West Chester

New Garden for Community Park

The Township Community Park on Dilworth Road will soon sport an attractive new feature—a colorful “clock garden.” A 15-foot, four-dial clock will serve as the centerpiece for the garden, which is planned as a living memorial in memory of former Township residents. The garden, roughly 90 by 60 feet, will be located between the main parking lot and the maintenance building in Phase II of the Park.

The Parks & Recreation Board, which is overseeing the project, over time has received memorial gifts totaling some \$24,000 and decided to use the money for the new garden. Another \$25,000 or so in contributions will be needed to pay for the finished product. The Board of Supervisors approved the project at its March meeting and work on the project is expected to start before the end of the year.



An artist's rendering of the proposed new garden.



Mailing Address

1214 Horseshoe Pike
Downingtown, PA 19335-1153

Office Location

Laird Professional Building
110 Hopewell Road, 2nd Floor

www.ebrandywine.org

Postmaster: deliver to current occupant

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