

18-02

East Bradford Township

RECEIVED:

12-21-18

APPLICATION TO THE BOARD OF SUPERVISORS OF EAST BRADFORD TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA FOR CONDITIONAL USE HEARING

Conditional use approval allows the proposed use on the property only and does not constitute subdivision and land development approval, building permit approval, zoning permit approval, sign permit approval, or any other approval. *Items shown on the approved conditional use plan* are not deemed approval of the subdivision and/or land development application, building permit application, zoning permit application, sign permit application, or any other application. A separate application and review process is required for subdivision and land development.

The applicant must provide all of the information listed on this form and as provided for under the East Bradford Code. Refer to attachments as necessary. Incomplete applications will not be accepted.

1. **Date:** December 20, 2018

2. **Property Information**

Application/development name: Stoney Ridge Farm Bed & Breakfast Estate
 Parcels 5103 00190000 and 5103 00340000 (future Lots 1 & 2) located at
 Address of property: 900 Copeland School Road & 905 Conner Road, West Chester, PA 19380

Tax parcel ID number(s): (Existing) 5103 0019 0000 & 5103 00340000 Zoning district: R-2

Acreage: 68.059 AC / 5.343 AC Number of proposed lots: N/A (2 Existing)

Present use: Single-Family Detached Residence

List all proposed public improvements: N/A

Type of waste disposal system (circle one): Public Private

3. **Contact Information**

Applicant's name: Patrick J. Comerford & Kathryn K. Comerford

Mailing address: 900 Copeland School Road, West Chester, PA 19380

Phone number: (610) 613-5749 Fax number: N/A

Email address: pckc1988@aol.com

Relationship to property (owner of record, equitable owner, etc.): Owners of Record

Note: If the applicant is other than the property owner, a letter of authorization to submit the application and/or an agreement of sale is necessary and must be attached hereto

Owner of record: Patrick J. Comerford & Kathryn K. Comerford

Mailing address: 900 Copeland School Road, West Chester, PA 19380

Phone number: (610) 613-5749 Fax number: N/A

Email address: pckc1988@aol.com

Project attorney: Patrick M. McKenna, Esq. / Gawthrop Greenwood, PC

Mailing address: 17 East Gay Street, Suite 100

Phone number: (610) 696-8225 ext.155 Fax number: (610) 344-0922

Email address: pmckenna@gawthrop.com

Project engineer: Victor Kelly, Jr., PE, Project Manager, Commonwealth Engineers, Inc.

Mailing address: 114 East Lancaster Avenue, 2nd Floor

Phone number: (610) 518-9003 ext.208 Fax number: N/A

Email address: vkelly@cei-1.com

4. Description of Conditional Use Requested

Code Section	Brief Description of Conditional Use Requested
115-48.2	Bed and Breakfast Estate: Historic Class I. The existing residence to be used as a venue for small weddings, receptions and parties

5. **Additional of Relief Required** Will zoning relief or other waivers of Township ordinances be required for this project? If no relief is required, please indicate by checking box below.

Code Section	Brief Description of Additional Relief Requested

No relief is being requested at the time of application

6. **Required Documentation** The applicant shall submit the following documentation with this application:

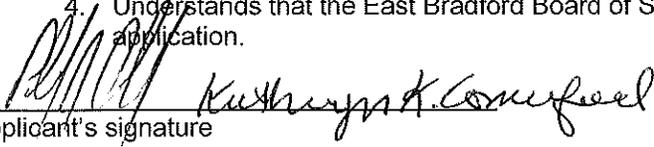
- Two copies of the completed application form
- Letter of authorization and/or agreement of sale from the property owner (if applicant is not the owner of record and/or represents themselves to be the equitable owner or agent for the property owner)
- Two signed copies of the Township Cash Escrow Agreement
- Cash escrow fee (see fee schedule) – check made payable to “East Bradford Township”
- One copy of Act 247 County referral form
- One copy of County of Chester Subdivision / Land Development Information Form
- 20 copies of plans for conditional use prepared in accordance with: (1) §95-13 of the Code and (2) the Professional Engineers Registration Law (Act of May 23, 1945). Plans must be sealed by the engineer. Additional copies may be requested. (Some applications may not require plans; the Planning Administrator will determine whether plans are required).
- One copy of the plan in AutoCAD format. All applicants/agents submitting applications for subdivision/land development and/or conditional use are required to present all plans (inclusive of stormwater and erosion and sedimentation control calculations) in electronic format using AutoCAD software. Electronic plan data must be submitted for each revision along with required paper copies. These AutoCAD files are for the exclusive use of the Township staff and its support consultants. These files are not for public distribution and will not be otherwise distributed. Sketch plans are exempt from this requirement.
- One copy of the plan in PDF format.
- Two copies of stormwater management documentation/plans (if required)
- 20 copies of the Environmental impact assessment (if required)
- Three copies of the Traffic study (if required)

7. **Required Questions** The applicant shall answer the following questions with a YES, NO, or N/A response:

1. Has the applicant/applicant’s representative obtained and reviewed a copy of the Administrative Procedures for Conditional Use Applications?	YES _____
2. Has the applicant reviewed the provisions regarding conditional use applications as specified under §115-77 of the Township Code?	YES _____
3. Does the conditional use application contain all of the basic information and detail required under §115-77 of the Township Code?	YES _____
4. Has there been any special zoning relief granted for this site in the past?	NO _____

8. The undersigned hereby:

1. Requests the Board of Supervisors of East Bradford Township to schedule a public hearing on the above application.
2. Agrees to permit any elected, appointed, and/or assigned staff member of East Bradford Township to enter the exterior premises of the property, in which this application pertains, for the purposes of conducting site inspections while the proposed application is being considered by East Bradford Township.
3. Agrees to pay all consultant, administrative, and/or application fees required for the review of this application.
4. Understands that the East Bradford Board of Supervisors is not obligated to approve this conditional use application.


Applicant's signature

Patrick J. & Kathryn K. Comerford
Print name

12/20/2018
Date