

**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:** 2/7/19

2. **Property Information**

Application/development name: <u>The Farm @415 Birmingham</u>	
Address of property: <u>415 Birmingham Road, West Chester, PA 19382</u>	
Tax parcel ID number(s): <u>510701130100</u>	Zoning district: <u>R-2 Residential</u>
Acreage: <u>10.96</u>	Number of proposed lots: <u>N/A (One existing)</u>
Present use: <u>Residential</u>	
List all proposed public improvements: <u>N/A</u>	
Type of waste disposal system (circle one):	Public <u>Private</u>

3. **Contact Information**

Applicant's name: <u>John Marshall and Dara Gans</u>
Mailing address: <u>415 Birmingham Road, West Chester, PA 19382</u>
Phone number: <u>484-716-3492 and 610-212-6533</u> Fax number: _____
Email address: <u>jm@marshallsabatini.com and dara.gans@sbcglobal.net</u>
Relationship to property (owner of record, equitable owner, etc.): <u>Owner of Record</u>
<b>Note:</b> If the applicant is other than the property owner, a <u>letter of authorization</u> to submit the application and/or an <u>agreement of sale</u> is necessary and must be attached hereto

Owner of record: Same as Applicant

Mailing address: \_\_\_\_\_

Phone number: \_\_\_\_\_ Fax number: \_\_\_\_\_

Email address: \_\_\_\_\_

Project attorney: Debra A. Shulski, Esquire

Mailing address: 717 Constitution Drive, Suite 201, Exton, PA 19341

Phone number: 610-458-4400 Fax number: 610-458-4441

Email address: debbie@rrhc.com

Project engineer: Denny L. Howell

Mailing address: 1250 Wrights Lane, West Chester, PA 19380

Phone number: 610-918-9002 Fax number: 610-918-9003

Email address: denny@DLHOWELL.com

**4. Description of Conditional Use Requested**

Code Section	Brief Description of Conditional Use Requested

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 - N/A MPC does not permit for Conditional Use
- 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 - N/A
- 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) - N/A
- 20 copies of the Environmental impact assessment (if required) - N/A
- Three copies of the Traffic study (if required) - N/A

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?	Yes _____

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

\_\_\_\_\_  
John Marshall  
Print name

\_\_\_\_\_  
2/7/19  
Date