

DEBRA A. SHULSKI
Debbie@rrhc.com
Extension 210



February 7, 2019

via Hand Delivery

Mandie Cantlin, Township Manager
East Bradford Township
666 Copeland School Road
West Chester, PA 19380-1822

**Re: Marshall/415 Birmingham Road
Conditional Use Application**

Dear Mandie:

As you know, this firm represents John Marshall and Dara Gans-Marshall with respect to their property located at 415 Birmingham Road in East Bradford Township. In that regard, enclosed for filing please find a Conditional Use Application to permit the adaptive reuse of the Property for a bed and breakfast estate pursuant to Sections 115-131.3.A(8) and 115-48.2 of the East Bradford Township Zoning Ordinance.

Enclosed as part of this submission are the following documents:

1. Two (2) copies of the completed East Bradford Township Application Form and attached Narrative of Compliance with Bed-and-Breakfast Estate Standards;
2. Property Deed evidencing the Marshalls are the property owner;
3. Twenty (20) copies of the Conditional Use Plan prepared by D.L. Howell & Associates (consisting of 3 sheets);
4. Twenty (20) copies of the Floor Plan for the Farm House and Tenant House;
5. Impact Assessment Report;
6. Sign Plan;
7. Septic Testing Forms;
8. Site Photos;

9. Conditional Use Decision dated September 11, 1997 for the Drury property;
10. Drury Subdivision Plan;
11. Act 247 County Referral Form;
12. Check made payable to East Bradford Township in the amount of \$500, representing the filing fee. (Note that an escrow fee is not applicable to a conditional use application under the Pennsylvania Municipalities Planning Code.); and
13. CAD file of all plans.

Please note that the Structural Report will be submitted under separate cover. Also, additional documentation may be submitted for purposes of exhibits at the hearing and will be provided in advance of the hearing per the Township's standard protocol.

Thank you for your attention to this matter. Naturally, if you have any questions, please feel free to give me a call.

Very truly yours,



DEBRA A. SHULSKI

DAS/kch
Enclosures

cc: John Marshall and Dara Gans-Marshall (via email, w/encl.)
Denny L. Howell, P.E. (via email, w/encl.)
Chris Daily, P.E. (via email, w/encl.)