

EAST WHITELAND TOWNSHIP
209 CONESTOGA ROAD
FRAZER, PA 19355



Application for Conditional Use Approval

SUBMIT SEVEN COPIES

2019-03-CU

Application No.

2/13/19

Date Filed

Board of Supervisors
East Whiteland Township
Chester County, Pennsylvania

Application is hereby made by the signers of this Application for Conditional Use Approval.
Attached hereto are seven copies of all applicable plans.

A. Record Owner of Parcel:

Name: Business Investment Group, LLC
Address: 1235 Pottstown Pike, Glenmoore, PA 19343
Phone: 610-321-2622

B. Applicant: () owner () agent ~~proposed purchaser~~ (Lessee)

Name: E. Whiteland Outdoor, LLC
Address: PO Box 1421, Malvern, PA 19355
Phone: 610-975-9390

Contract Person: Tim Earle Phone No. 610-810-3321

C. Registered Engineer of Surveyor who prepared plans (if applicable)

Name: Anthony Hibbeln, Hibbeln Engineering Company LLC
Address: 593 Skippack Pike, Suite 300, Blue Bell, PA 19422
Phone: 215-619-9070

D. Description and location of property on which conditional use is proposed: (include Tax I.D. Number) 323 Lancaster Avenue (Tax ID# 42-5-11)

E. Zoning classification of property: O/BP - Office/Business Park

F. Section of Zoning Ordinance which authorizes the conditional use:
Section 200-85. Off-premises signs

G. On a separate sheet, submit an accurate description of the present improvements on the property and the additions intended to be made under this application. Said description shall be accompanied by a plan showing the size and location of the proposed use, the location of all proposed facilities, including access drives and parking area, and dimensional features demonstrating compliance with the applicable area, width, coverage, yard and design standards.

H. In keeping with Section 200-116.B of the Township Zoning Ordinance, at least ten (10) days prior to the hearing the applicant is responsible for providing notice by regular first-class mail or hand delivery to the address of record as is on file at the Chester County Assessor's office to all owners of properties contiguous to and directly across the street from the affected tract. In addition, where the Zoning Officer believes, in his/her sole discretion, that the relief requested may affect the use and enjoyment of additional properties in proximity to the affected property, the Zoning Officer shall designate such additional property owners to receive written notice by the applicant to the public hearing.

I. Board of Supervisors – Fees are as follows:

Application for Conditional Use:

Filing Fee: \$2,000.00

Each Additional Hearing \$350.00

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Signature of Applicant

FOR TOWNSHIP USE ONLY:

Amount of fee \$ _____

Date: _____

Receipt acknowledged by _____

Narrative to Conditional Use Application

Applicant: **E. Whiteland Outdoor, LLC**
Property: **323 Lancaster Avenue (Tax Parcel# 42-5-11)**

- a. Present use of the property, including existing improvements on it

The property is an unimproved vacant parcel of land.

- b. Proposed use and any proposed improvements or additions to the property

The applicant plans to construct a freestanding electronic double-sided off-premises sign on the property. The height of the sign is 45 feet and each sign face has an area of 300 square feet.

- c. Reason for which the Conditional Use should be granted

The proposed sign, to be located within the O/BP Office/Business Park District, is appropriate as it fits within the high-quality, visually attractive, and environmentally responsible site design that the Township has promoted in this district, and is particularly appropriate for land that immediately fronts US Route 30 (Lancaster Avenue).