



Borough of Phoenixville  
 351 Bridge Street - 2nd Floor  
 Phoenixville, PA 19460  
 Phone (610) 933-8801  
[www.phoenixville.org](http://www.phoenixville.org)

Application Fee:	_____
Escrow Deposit:	_____
Plan Number:	_____
Escrow Number:	_____
Total Remitted:	_____

### Subdivision and Land Development Application

**Project Information:**

Project Name: Main Street Lofts 3  
 Tax Parcel Number(s): 15-9-336  
 Legal Owner Name: Main Street Lofts LLC  
 Mailing Address: 16 N York Rd Hatboro Pa. 19040  
 Phone: 267-707-3347 Email: shaunlyons5454@gmail.com

**Applicant Information:**

Name: Main Street Lofts LLC  
 Mailing Address: 16 N York Rd Hatboro Pa. 19040  
 Phone: 267-707-3347 Email: shaunlyons5454@gmail.com

**Applicant Type:** *(Please see signatures section regarding required documents)*

- Owner     
  Architect/Engineer     
  Corporate Officer     
  Owner's Representative  
 Attorney     
  Business Operator     
  Equitable Owner

**Project Engineer:**

Company/Contact: 3GHC Architects llc  
 Mailing Address: 189 W Lancaster Ave. Paoli, Pa. 19301  
 Phone: 610543-7881 Email: john@3ghc.net

**Project Surveyor:**

Company/Contact: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Project Attorney:**

Company/Contact: Brendan P. Burke - Law Offices of Brendan P. Burke, LLC  
 Mailing Address: 1450 E. Boot Rd., Suite 400D (Second Floor), West Chester, PA 19380  
 Phone: 610-994-9799 Email: brendan@burkelawpa.com

**Submission Type:** *(please check ALL that apply in each column)*

- Minor Subdivision     
  Sketch Plan     
  Lot Consolidation     
  New Proposal  
 Major Subdivision     
  Preliminary Plan     
  Lot Line Change     
  Revised Submission  
 Land Development     
  Preliminary/Final Plan  
 Final Plan

**Land Use Proposed:**

- Residential
- Commercial
- Industrial
- Institutional
- Other

**Number of Units:**

22 \_\_\_\_\_  
 2 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Existing Zoning: TC \_\_\_\_\_  
 Proposed Zoning Change: \_\_\_\_\_

**Intended Uses:**

Apartments \_\_\_\_\_  
 Commercial \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Total Tract Area: 6783 square feet \_\_\_\_\_  
 Proposed Density: \_\_\_\_\_

**Narrative Project Description** (*"see attached plan is insufficient*)

Conversion of the second and third floors to 22 residential apartments. the two ground floor commercial retail spaces will remain.

**On August 9, 2011, Phoenixville Borough Council adopted the "Neighborhood Blight Protections and Enforcement" Ordinance 2180, that enables Borough Staff to deny any permit or governmental approval application if the owner of said property, on that or any other property owned in the Commonwealth, (1) has Tax and/or Municipal Services delinquencies on account of the actions of the Owner; or (2) has a Serious Violation with having no corrective, Substantial Steps in place. A printed copy of this ordinance is available upon request at the Borough Code Enforcement Department.**

*All applications shall include true and correct copies of the property deed(s).*

*I hereby certify that the proposed application and subsequent actions or uses are authorized by the owner. As the owner or authorized representative, I agree to conform to all applicable laws of the jurisdiction. Construction shall comply with all Borough Codes and the most current ICC Building Codes as adopted by the Commonwealth of Pennsylvania. I have examined this application, its requirements and to my knowledge and belief, it is a true, correct and complete application.*

Applicant Printed Name: Dexter Langston

Applicant Signature: [Signature]

Date: 6-7-23

Owner Printed Name: Shawn Lyons

Owner Signature: [Signature]

Date: 6-7-23

*In lieu of an owner's signature, an Agreement of Sale and documentation evidencing equitable ownership shall be attached to the application, acknowledging the owner's understanding of the applicant's intent to subdivide or develop the property.*