



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

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

Subdivision and Land Development Application

Project Information:

Project Name: SYT Oakwood Apartments, LLC

Tax Parcel Number(s): 15-12-196, 15-12-197, 15-12-197.2 & 15-12-197.4

Legal Owner Name: SYT Oakwood Apartments, LLC

Mailing Address: 2105 Locust Street, Suite 100, Philadelphia, PA 19103

Phone: (347) 265-6270 Email: sdrebin@sytholdings.com

Applicant Information:

Name: SYT Oakwood Apartments c/o Steve Drebin

Mailing Address: 2105 Locust Street, Suite 100, Philadelphia, PA 19103

Phone: (347) 265-6270 Email: sdrebin@sytholdings.com

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

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> Owner | <input type="checkbox"/> Architect/Engineer | <input type="checkbox"/> Corporate Officer | <input type="checkbox"/> Owner's Representative |
| <input type="checkbox"/> Attorney | <input type="checkbox"/> Business Operator | <input type="checkbox"/> Equitable Owner | |

Project Engineer:

Company/Contact: Bercek & Associates c/o Glen E. Kelczewski, P.E.

Mailing Address: 112 North Lewis Road, Royersford, PA 19468

Phone: (610) 948-8947 Email: gkelczewski@bercekassociates.com

Project Surveyor:

Company/Contact: Bercek & Associates c/o Michael A. Bercek, PLS

Mailing Address: 112 North Lewis Road, Royersford, PA 19468

Phone: (610) 948-8947 Email: mbercek@bercekassociates.com

Project Attorney:

Company/Contact: _____

Mailing Address: _____

Phone: _____ Email: _____

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

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Sketch Plan | <input checked="" type="checkbox"/> Lot Consolidation | <input checked="" type="checkbox"/> New Proposal |
| <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Lot Line Change | <input type="checkbox"/> Revised Submission |
| <input checked="" type="checkbox"/> Land Development | <input checked="" type="checkbox"/> Preliminary/Final Plan | | |
| | <input type="checkbox"/> Final Plan | | |

Land Use Proposed:

- Residential
- Commercial
- Industrial
- Institutional
- Other

Number of Units:

Existing - 96, Proposed - 126

Intended Uses:

Apartments

Existing Zoning:

RI - Residential Infill District

Total Tract Area:

3.91 Acres

Proposed Zoning Change:

N/A

Proposed Density:

0.74 (126/170,119)

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

Remove 3 existing residential dwellings. Construct 2 three story apartment buildings.

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).

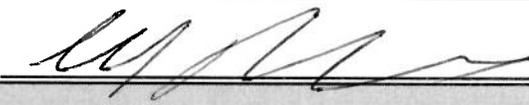
I hereby certify that the proposed application and subsequent actions or uses are authorized by the owner. As the owner or authorized representative, I agree to conform to all applicable laws of the jurisdiction. Construction shall comply with all Borough Codes and the most current ICC Building Codes 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: SYT Oakwood Apartments, LLC

Applicant Signature: 

Date: 05/02/2023

Owner Printed Name: SYT Oakwood Apartments, LLC

Owner Signature: 

Date: 05/02/2023

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.