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

Application Fee:	3000
Escrow Deposit:	8000
Plan Number:	2024-06
Escrow Number:	2604
Total Remitted:	11,000

Subdivision and Land Development Application

10/3/2024
~~AUG 8 '24 AM 9:17~~

Project Information:

Project Name: CHRISTMAN STREET SUBDIVISION

Tax Parcel Number(s): ~~15-12-495 & 15-12-497~~ 15-5-336, 15-5-338

Legal Owner Name: NICOLA DELLAQUILLA (336) ANDREW & BRUNETTA DELLAQUILLA (338)

Mailing Address: 1075 BALFOUR CIR., PHOENIXVILLE, PA 19460

Phone: _____ Email: _____

Applicant Information:

Name: PROVIDENCE CAPITAL GROUP (MARK GERAGHTY)

Mailing Address: 153 PERSIMMON DRIVE, COLLEGEVILLE, PA 19426

Phone: 484-886-2266 Email: MGERAGHTY@PROVCAPITALGROUP.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: INLAND DESIGN / JOEL D. COMANDA

Mailing Address: 16 HAGERTY BLVD. WEST CHESTER, PA 19382

Phone: 484-947-2928 Email: JOEL@INLANDDESIGN.NET

Project Surveyor:

Company/Contact: _____

Mailing Address: _____

Phone: _____ Email: _____

Project Attorney:

Company/Contact: _____

Mailing Address: _____

Phone: _____ Email: _____

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

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

Land Use Proposed:	**Number of Units:**	**Intended Uses:**
■ Residential	10	RESIDENTIAL - DUPLEX
☐ Commercial		
☐ Industrial		
☐ Institutional		
☐ Other		

Existing Zoning: _____

Proposed Zoning Change: NA

Total Tract Area: 0.260 AC

Proposed Density: 0.042AC/UNIT

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

THE APPLICANT PROPOSES TO SUBDIVIDE THE EXISTING LOT INTO 5 PROPOSED LOTS. LOT 1 WILL CONTAIN THE EXISTING DWELLING AND THE REMANING LOTS WILL BE DEVELOPED WITH DUPLEX UNITS.

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: Mark Geraghty

Applicant Signature: _____ Date: 8/7/24

Owner Printed Name: Mark Geraghty

Owner Signature: _____ Date: 8/7/24

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