GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 21, 2025

File No. 2024-00850

David Boelker, Zoning Officer
Borough of Phoenixville
351 Bridge Street, 2nd FL
Phoenixville, PA 19460

Reference: Preliminary/Final Major Subdivision and Land Development Plan – Review #4
17 Christman Street Subdivision and Land Development Plan
Tax Map Parcel Numbers: 15-5-336 and 15-5-338

Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the Preliminary/Final Major Subdivision and Land Development plan for Christman Street Subdivision, dated August 8, 2024 and revised March 10, 2025, prepared by InLand Design for the equitable owner/ applicant Providence Capital Group, LLC.

The site, consisting of TMP Nos. 15-5-336 and 15-5-338, is approximately 0.513 acres and is located in the Residential Infill (RI) District. TMP No. 15-5-336 contains an existing duplex structure and garage. The plan proposes to subdivide TMP 15-5-336 and 15-5-338 into five (5) lots. Lot 1 will be approximately 4,577 square feet in area and will contain the existing duplex unit. The accessory garage is proposed to be removed. Lots 2 through 5 will each contain a newly constructed duplex dwelling unit. The site has frontage along Christman Street and each lot will have an access drive onto Christman Street. The site is currently served by public water and public sewer.

The Borough Council granted Preliminary/Final Plan approval on February 11, 2025. The plans have been revised to address our planning and zoning comments. If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Judith Stern Goldstein, R.L.A., ASLA
Senior Project Manager
Gilmore & Associates, Inc.

Stacy Yoder, AICP
Community Planner
Gilmore & Associates, Inc.

JSG/sjy/sl

cc: David Boelker, Zoning Officer
E. Jean Krack, Borough Manager
Kelly Getzfread, Assistant Borough Manager
Scott Denlinger, Borough Solicitor
Owen Hyne, Borough Engineer

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