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: Bridge & Main St, LLC
Tax Parcel Number(s): 1509 01600000
Legal Owner Name: Bridge & Main St, LLC
Mailing Address: 197 Bridge Street Phoenixville PA 19460
Phone: 610-721-9666 Email: dmannion@mollymaguirespubs.com

Applicant Information:

Name: Declan Mannion
Mailing Address: 197 Bridge Street Phoenixville PA 19460
Phone: 610-721-9666 Email: dmannion@mollymaguirespubs.com

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

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

Project Engineer:

Company/Contact: SITE Engineering Concepts, LLC
Mailing Address: P.O. Box 1992 Southeastern, PA 19399
Phone: (610) 240-0450 Email: rlambert@site-engineers.com

Project Surveyor:

Company/Contact: SITE Engineering Concepts, LLC
Mailing Address: P.O. Box 1992 Southeastern, PA 19399
Phone: (610) 240-0450 Email: rlambert@site-engineers.com

Project Attorney:

Company/Contact:
Mailing Address:
Phone: Email:

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

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

Land Use Proposed:	**Number of Units:**	**Intended Uses:**
☐ Residential	1 existing commercial	Existing Commercial and Residential
■ Commercial	5 existing residential	Space to remain. Addition of new
☐ Industrial	7 new residential	residential space.
☐ Institutional		
☐ Other		

Existing Zoning: _____ Total Tract Area: _____

Proposed Zoning Change: _____ Proposed Density: _____

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

Renovation and addition to an existing approved building in the Town Center District. The existing approved building shall remain unchanged from the exterior. A new fourth floor which is visible from Bridge Street and Main Street shall be constructed. A new partial second and third floor which is partially visible from Main Street and visible from Price Street shall be constructed along with a new fourth floor partially visible from Main Street and visible from Price Street.

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: Conor Cummins

Applicant Signature: _____ Date: 7-12-23 ~~February~~

Owner Printed Name: Declan Mannion

Owner Signature: _____ Date: 7-12-23

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.