



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: Vanderslice Street Subdivision
 Tax Parcel Number(s): 15-9-60
 Legal Owner Name: PROVIDENCE CAPITAL GROUP
 Mailing Address: 153 PERSIMMON DRIVE, Collegeville, PA 19426
 Phone: 610-831-1751 Email: MGERAGHTY@PCGBuilders.com

Applicant Information:

Name: PROVIDENCE CAPITAL GROUP
 Mailing Address: 153 Persimmon Drive, Collegeville. PA 19426
 Phone: 610-831-1751 Email: mgeraghty@pcgbuilders.com

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

- | | | | |
|-----------------------------------|---|---|---|
| <input 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 checked="" type="checkbox"/> Equitable Owner | |

Project Engineer:

Company/Contact: Inland Design LLC / Joel D. Comanda P.E.
 Mailing Address: 16 Hagerty Blvd. West Chester, PA 19382
 Phone: 484-947-2928 Email: Joel@InlandDesign.net

Project Surveyor:

Company/Contact: Inland Design LLC / Jason Harmon P.L.S.
 Mailing Address: 16 Hagerty Blvd. West Chester, PA 19382
 Phone: 484-947-2928 Email: Jason@InlandDesign.net

Project Attorney:

Company/Contact: NA
 Mailing Address: _____
 Phone: _____ Email: _____

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

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Sketch Plan | <input 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 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:

2

Intended Uses:

Residential (Twin and Single Family)

Existing Zoning:

R-I

Total Tract Area: 0.211

Proposed Zoning Change:

NA

Proposed Density: 2 units/0.211 AC

Narrative Project Description ("see attached plan is insufficient)

The existing 0.211 Ac. parcel is being subdivided. Lot 1 will contain the existing twin dwelling, and Lot 2 will be undeveloped at this time.

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.

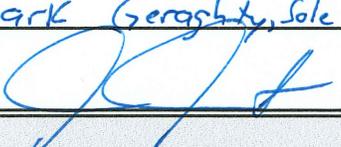
All applications shall include true and correct copies of the property deed(s).

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 - Providence Capital Group, LLC

Applicant Signature:  Date: 8/5/25

Owner Printed Name: Mark Geraghty, Sole Mbr Providence Capital Group, LLC

Owner Signature:  Date: 8/5/25

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.