



September 3, 2025

File No. 25-00872

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

Reference: Preliminary/Final Minor Subdivision Plan – Review #1
435 Vanderslice Street
Tax Map Parcel Number: 15-9-60

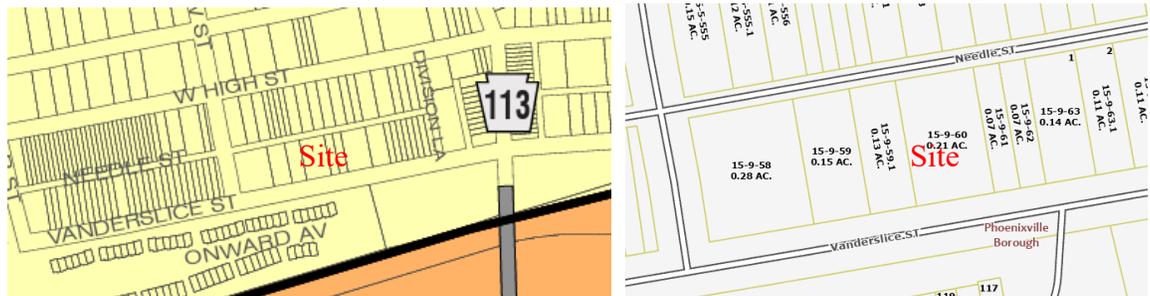
Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the Preliminary/Final Minor Subdivision Plan for 435 Vanderslice Street, dated August 6, 2025, prepared by InLand Design for the applicant Providence Capital Group, LLC. The site, consisting of TMP No. 15-9-60, is approximately 0.2105 acres, and is located in the Residential Infill (RI) District. TMP No. 15-9-60 contains a twin (single family semidetached) dwelling unit with an accessory shed and gazebo and fronts Vanderslice Street. The plans propose to subdivide the existing lot into two (2) lots. Lot 1 will contain the existing dwelling and Lot 2 will contain the existing accessory shed and gazebo. The plans propose to construct a parking area on Lot 1 along Needle Street. There is no development proposed for Lot 2.

The Borough adopted a Zoning Ordinance Amendment on August 12, 2025. However, this application was submitted prior to the adoption of the amendment (August 5, 2025), therefore, this review is based upon the Zoning Ordinance in effect at the time of submission. We offer the following comments for your consideration:

1. Existing Conditions and Surrounding Land Use

- a. As per the Phoenixville Borough Zoning Map, the site is located within the Residential Infill (RI) District. The site currently contains a twin (single family semidetached) dwelling unit.



2. The site is surrounded by residential uses. Compliance with Local, Regional and County Comprehensive Plans

- a. The proposed land use is generally consistent with PRCP 2021, as it “promotes context-sensitive infill development within existing development areas, neighborhoods, and villages,” (page 3.1), and per the Future Land Use Map, the site is designated as High Density Residential.

- b. As per the Future Land Use Map of the *Phoenixville Borough Comprehensive Plan* dated June 2022, the site is categorized as Residential Infill. The proposed development is generally consistent with the Phoenixville Regional Comprehensive Plan.
- c. The proposed use is generally consistent with the *Landscapes 3 Chester County Comprehensive Plan* adopted November 29th, 2018. According to the Landscapes Map (page 30), the site is within a designated Growth Area, an Urban Center, and aligns with the land use patterns of 'medium to high intensity mixed use redevelopment and infill development,' (page 34).

3. Use Regulations

- a. As per ZO §27-301.2.C.(1) the existing residential use is permitted by right. There is no development proposed as part of this application. However, the plans should be revised to indicate the proposed future use of Lot 2 demonstrating that the lot will be able to meet area and dimensional requirements.

4. Area and Dimensional Requirements

- a. As per ZO Section 27-302, "Existing development patterns and densities shall be used to guide/regulate new development." The plans propose a parking area adjacent to Needle Street on Lot 1, there is no proposed development on Lot 2. The plans should be revised to designate a future land use for Lot 2 and include required area and dimensional information to demonstrate that the lot will be in compliance with requirements of this ordinance.
- b. As per ZO Section 27-302, in the RI District, accessory buildings have a minimum rear yard requirement of 8 ft and a minimum side yard requirement of 5 ft. The existing shed is within the required minimum rear yard and side yard. The plans note this as an existing nonconformity. However, it should be noted the nonconformity applies only to the existing shed. The gazebo is located within the required side yard of Lot 2. The plans should be revised to demonstrate compliance with the requirements of this ordinance, or a variance would be required.

5. Parking

- a. As per ZO Section 27-405.2.C, "off-street parking shall be provided to meet the demand for the proposed land use."
 - i. The applicant proposes an 18 ft x 18 ft parking area for Lot 1 fronting on Needle Street providing two (2) parking spaces. The area for the proposed parking area is sloped. However, no grading plan has been submitted as part of this application. Additional information should be provided.
 - ii. There is no development proposed as part of this application. However, the plans should be revised to include a note indicating that parking will be provided on Lot 2 as required by the ordinance.

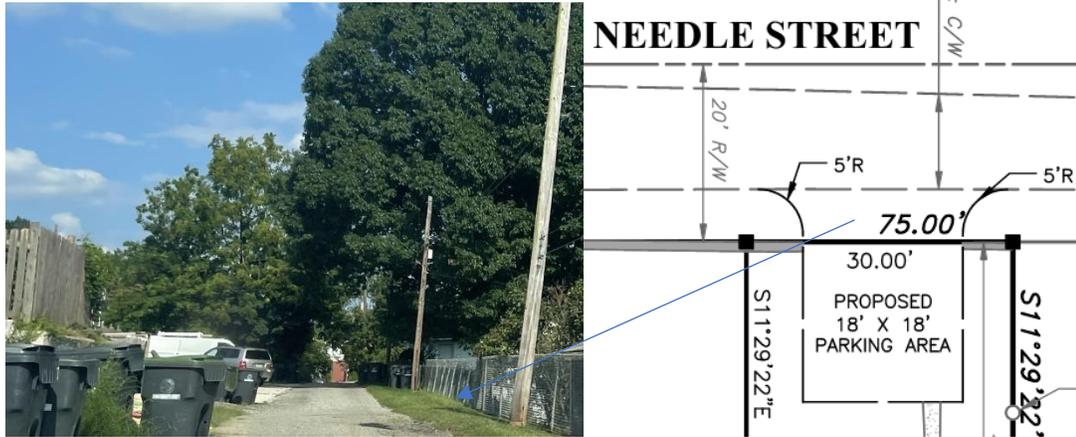
6. Design Standards

- a. ZO Section 27-401 establishes standards for streets, alleys and sidewalks. The plans should be revised to demonstrate compliance with the requirements of this ordinance.

- b. As per SALDO Section 22-428.2, buffers shall be provided along the rear of reverse-frontage lots. The plans should be revised to demonstrate compliance with the requirements of this ordinance.

7. General Comments

- a. As per a site visit conducted on August 15, 2025, it appears that garbage pickup occurs on Needle Street. The plans should be revised to show the location of the garbage storage/ pickup.



- b. A detailed response letter addressing the above noted comments and any changes to the plan should be included with future submissions.

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, Director of Planning and Code Enforcement/Zoning Officer
- E. Jean Krack, Borough Manager
- Kelly Getzfread, Assistant Borough Manager
- Scott Denlinger, Borough Solicitor
- Owen Hyne, Borough Engineer
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