



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: 151 Columbia Avenue Subdivision

Tax Parcel Number(s): 15-11-3.2

Legal Owner Name: WE Real Estate Partners LLC (Erich Beyer)

Mailing Address: 321 Nutt Rd, Phoenixville, PA 19460

Phone: 610-761-7949 Email: ErichBeyer@investarchangel.com

Applicant Information:

Name: WE Real Estate Partners LLC (Erich Beyer)

Mailing Address: 231 Nutt Rd, Phoenixville, PA 19460

Phone: 610-761-7949 Email: ErichBeyer@investarchangel.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, LLC (Joel D. Comanda PE)

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 PLS)

Mailing Address: 16 Hagerty Blvd. West Chester, PA 19382

Phone: 484-947-2928 Email: Jason@InlandDesign.net

Project Attorney:

Company/Contact: _____

Mailing Address: _____

Phone: _____ Email: _____

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

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

Land Use Proposed:

- Residential
- Commercial
- Industrial
- Institutional
- Other

Number of Units:

4

Intended Uses:

Single Family Residential

Existing Zoning: RI Residential Infill
 Proposed Zoning Change: NA

Total Tract Area: 0.337 AC
 Proposed Density: 12 DU/AC

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

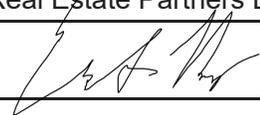
The existing parcel is being subdivided into 4 lots. Lot 1 will retain the existing house (fronting on Columbia Avenue. Lots 2-4 will be developed with Townhomes and will front on Montgomery Avenue.

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: WE Real Estate Partners LLC (Erich Beyer)

Applicant Signature: 

Date: 01/21/2026

Owner Printed Name: WE Real Estate Partners LLC (Erich Beyer)

Owner Signature: 

Date: 01/21/2026

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.