



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: 522/524 WASHINGTON STREET PHOENIXVILLE PA 19460
 Tax Parcel Number(s): 15-13-112
 Legal Owner Name: BERNARD RUSSELL, SHARON RUSSELL
 Mailing Address: 518 HORSESHOE DRIVE MEDIA PA 19603
 Phone: 484-238-5626 Email: BENNYRUSSELLCONSTRUCTION@GMAIL.COM

Applicant Information:

Name: BERNARD RUSSELL
 Mailing Address: 518 HORSESHOE DRIVE MEDIA PA 19603
 Phone: 484-238-5626 Email: BENNYRUSSELLCONSTRUCTION@GMAIL.CO

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

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

Project Engineer:

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

Project Surveyor:

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

Project Attorney:

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

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

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> Minor Subdivision | <input checked="" type="checkbox"/> Sketch Plan | <input type="checkbox"/> Lot Consolidation | <input 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 checked="" type="checkbox"/> Land Development | <input type="checkbox"/> Preliminary/Final Plan | | |
| | <input type="checkbox"/> Final Plan | | |

Land Use Proposed:

- Residential
- Commercial
- Industrial
- Institutional
- Other

Number of Units:

ONE EXISTING
TWO PROPOSED

Intended Uses:

TWO SINGLE FAMILY RESIDENCES

Existing Zoning:

RESIDENTIAL

Proposed Zoning Change:

RESIDENTIAL

Total Tract Area: 0.1643

Proposed Density: 2 RESIDENTIAL UNITS

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

THE PROPERTY CURRENTLY CONSISTS OF TWO TRACTS AND HALF OF A DUPLEX RESIDENCE. THE DEED LISTS THE DWELLING AND ASSOCATED LOT AS TRACT 1. THE DEED LISTS THE VACANT LOT AS TRACT 2. THE PROJECT CONSISTS OF SUB-DIVIDING THE PROPERTY INTO TWO SEPARATELY DEEDED PARCELS AS THEY ORIGINALLY EXISTED PER THE LEGAL DESCRIPTION OF THE TWO TRACTS.

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: Bernard Russell

Applicant Signature: Bernard Russell

Date: 2/5/26

Owner Printed Name: Sharon Russell

Owner Signature: Sharon Russell

Date: 2/5/26

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.