

Application No. ZH-2024-001

Date: 04/17/2024

EAST VINCENT TOWNSHIP
ZONING HEARING APPLICATION

Applicant: BDOC Properties LLC Phone # 484-889-7482

Address of Applicant: 100 Hartman Road, Pottstown, PA 19465

Attorney: Michael B. Murray, Jr., Esquire Phone # 610-323-2800

Address of Attorney: OWM Law, 347 Bridge Street, Ste. 200, Phoenixville, PA 19460

Owner of Property: BDOC Properties LLC Phone # 484-889-7482

Address of Owner: 100 Hartman Road, Pottstown, PA 19465

Location of Property: 3801 Schuylkill Road

Uniform Parcel Identifier: 21-5-71 Zoning District: GC

Brief description of the property, its present use and existing improvements: _____

Type of Application/Appeal: (Check at least one)

- Appeal from decision of Zoning Officer.
- Application for a Variance from Section(s) 27-1102 of
the East Vincent Township Zoning Ordinance (EVTZO).
- Application for a Special Exception as authorized by Section(s) _____
of the East Vincent Township Zoning Ordinance (EVTZO).
- Other (specify): _____

Statement of legal grounds for application/appeal (state the provision(s)) of the EVTZO
or Municipalities Planning Code relied upon to justify application/appeal:

SEE ADDENDUM

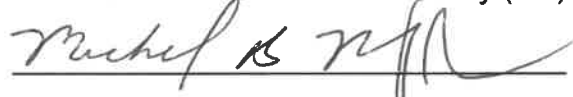
Has any previous application or appeal been filed for the subject property? If yes, specify: _____

SEE ADDENDUM

Description of proposed additions or changes:

SEE ADDENDUM

I (we) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.



Michael B. Murray, Jr., Esquire, Attorney for Applicant

Applicant(s)

List below or on a separate paper the names and addresses of all property owners:

- on the same street, within 500 feet.
- not on the same street, within 150 feet.

Applicant must submit the required filing fee with this Application, together with a plot plan of the premises and a plan showing existing and proposed improvements, together with dimensions.

Fee: Residential: \$ _____

Check # _____

All Others: \$ _____

Check # _____

Prepared by and Return to:
Power Settlement Group, LLC
504 West Main Street
Trappe, PA 19426
(610) 495-5269



File No. **POWERT23-108**

✓ UPI No. 21-5-71

Premises:
3801 Schuylkill Road
Spring City, PA 19475
East Vincent Township
Chester County

Consideration: 1,500,000.00
State Tax: 15,000.00
Municipality Tax: 15,000.00

This Indenture, made the 21 day of JUNE, 2023,

Between

Kathleen A. Czermanski (hereinafter called the Grantors), of the one part, and

BDOC Properties, LLC, a Pennsylvania Limited Liability Company (hereinafter called the Grantees),
of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of ONE MILLION FIVE HUNDRED THOUSAND AND 00/100 (**\$1,500,000.00**) dollars, lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees as Sole owner

ALL THAT CERTAIN parcel of land and the buildings thereon, located on the Southerly side of Park Road SR 1041 (legal right of way 33 feet) and on the Easterly side of Traffic Route 724 SR 0724 (legal right of way variable), situate in East Vincent Township, Chester County, Commonwealth of Pennsylvania, described according to a plan and Survey as prepared by Aston Surveyors/Engineers, Boyertown, Pennsylvania, Plan No. 1364-OC dated December 7, 1994, bounded on the North by Park Road, on the East by the land of Charles G. Jr. and Sandra F. Heidel, on the South by the land of George B. Jackson, Jr. and Lauralee Dambrink, and on the West by Traffic Route 724, being more fully described as follows:

BEGINNING at a point on the Easterly side of Traffic Route 724, at the intersection with Park Road, a corner; thence from the point of beginning, leaving Traffic Route 724, in and along Park Road, South 81 degrees 13 minutes 06 seconds East 311.96 feet to a spike set, a corner of this and the land of Charles G. Jr. and Sandra F. Heidel; thence along the same, leaving Park Road, South 07 degrees, 30 minutes West 207.44 feet to an iron bar found, a corner of this and the land of George B. Jackson, Jr. and Lauralee Dambrink, the line running along a tree line and passing over an iron pipe found 17.10 feet from the first mentioned point; thence along the land of George B. Jackson, Jr. and Lauralee Dambrink, South 74 degrees 08 minutes 44 seconds West 198.33 feet to an iron pin set in Traffic Route 724, a corner of this and the land of George B. Jackson, Jr. and Lauralee Dambrink, the line running along a tree line and passing over an axle found 14.85 feet from the last mentioned point; thence along the Easterly side of the bed of Traffic Route 724, North 16 degrees 23 minutes 27 seconds West 320.50 feet to the point of beginning.

Tax ID / Parcel No. 21-05-0071 UPI 21-5-71

Being the same premises which Centennial Investment S.C., L.P. by Deed dated 6/5/2000 and recorded 6/21/2000 in Chester County in Record Book 4771 page 1936 conveyed unto Kathleen A. Czermanski, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will specially warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the party of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF US:

Victoria Kline
Victoria Kline

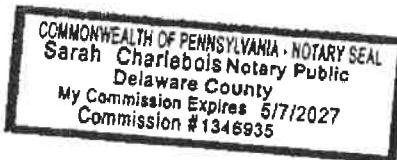
Kathleen A. Czermanski
Kathleen A. Czermanski

STATE/Commonwealth of Pennsylvania
COUNTY OF Delaware

On this, the 21 day of June, 2023, before me Sarah Charlebois, the undersigned officer, personally appeared Kathleen A. Czermanski, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that Kathleen A. Czermanski executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

Sarah Charlebois
Signature



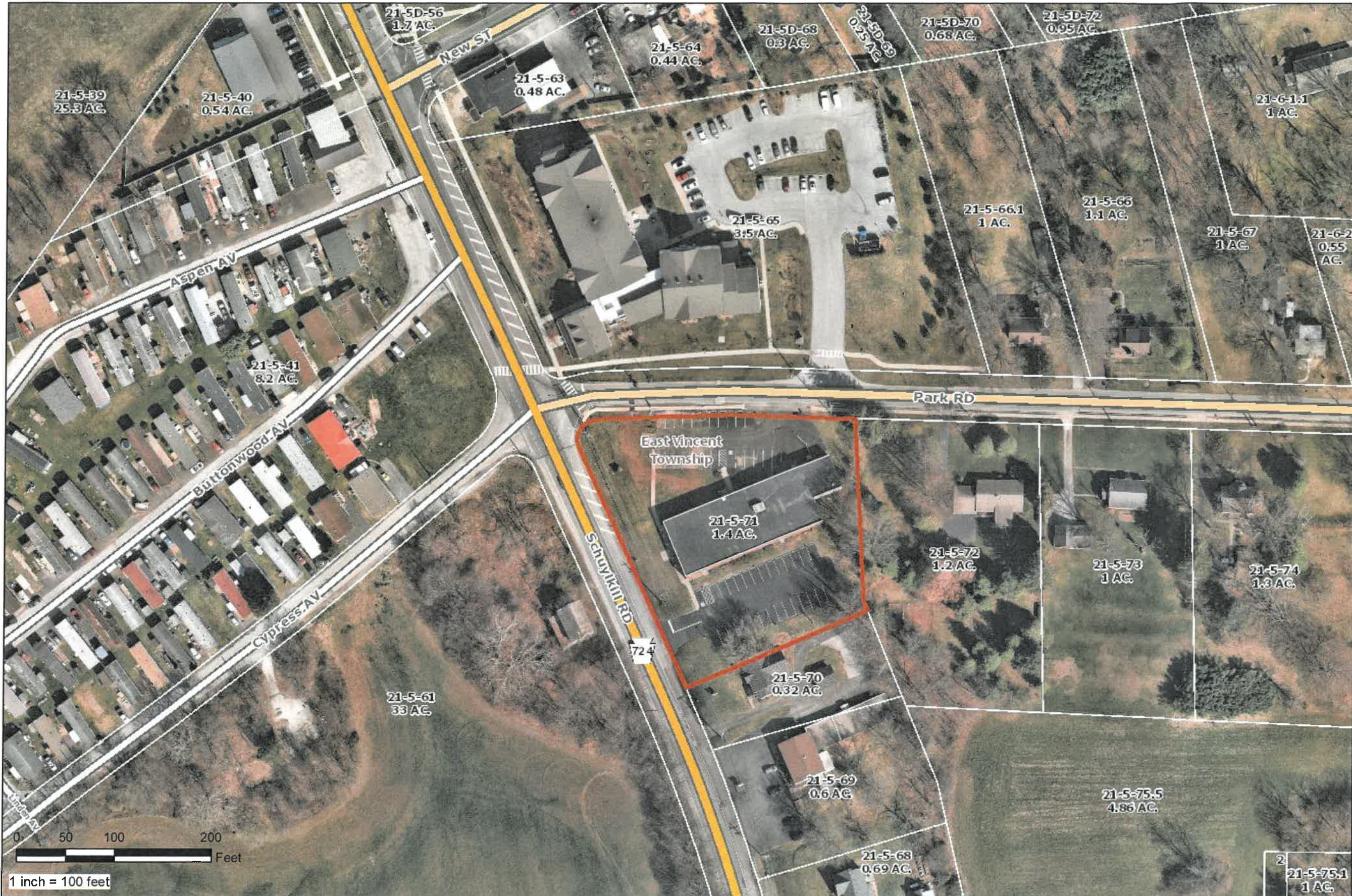
The precise residence and the complete post office address of the above-named Grantees is:

100 Hartman Rd, Pottstown, PA 19465

Bronna R. Gullotta

On behalf of the Grantees

Tax Map



COUNTY OF CHESTER
PENNSYLVANIA



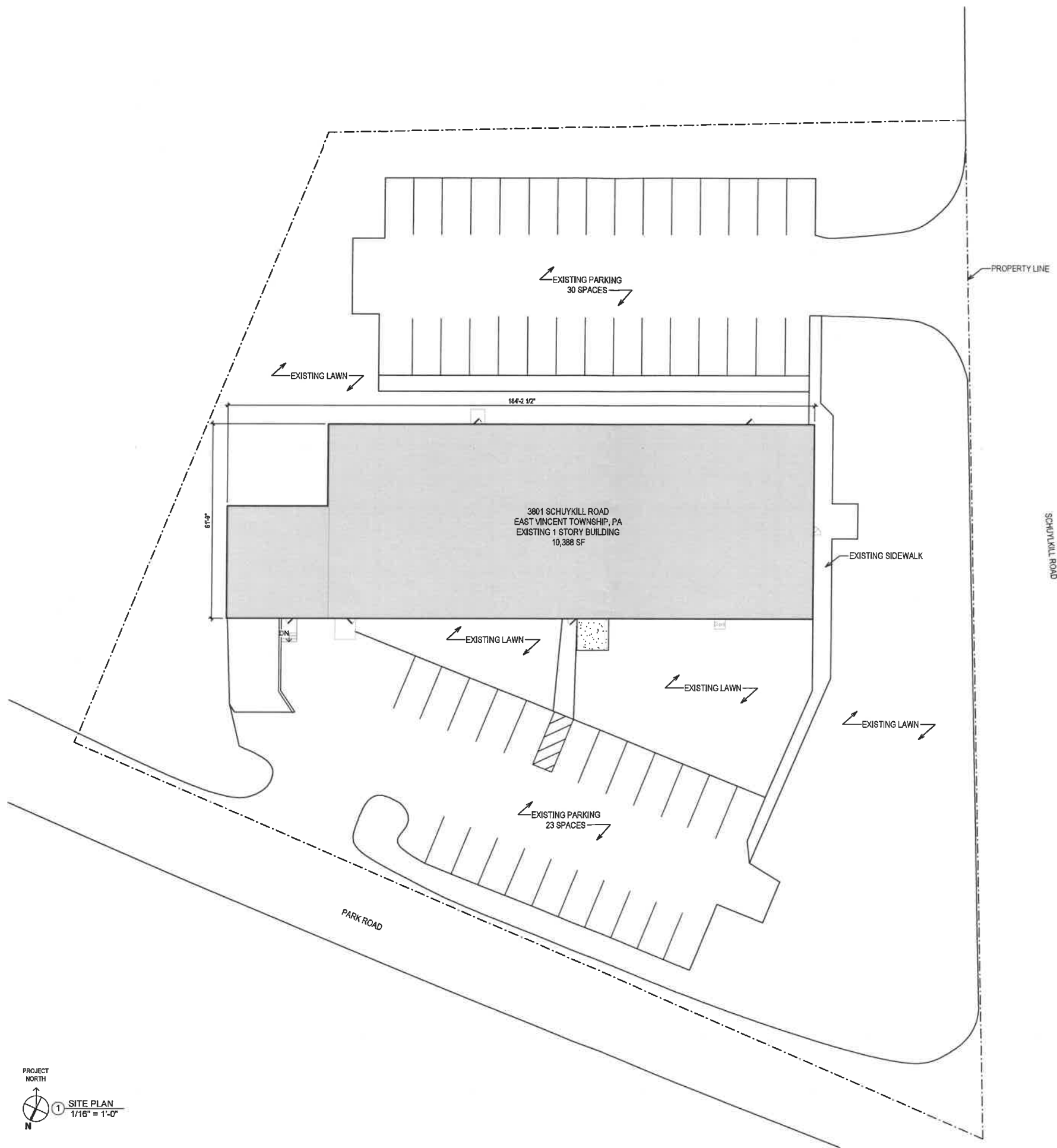
Find UPI Information
 PARID: 2105 00710000
 UPI: 21-5-71
 Owner1: BDOC PROPERTIES LLC
 Owner2:
 Mail Address 1: 100 HARTMAN RD
 Mail Address 2: POTTSTOWN PA
 Mail Address 3:
 ZIP Code: 19465
 Deed Book: 11079
 Deed Page: 1034
 Deed Recorded Date: 07/12/2023
 Legal Desc 1: SE COR OF SCHUYLKILL & PAR
 Legal Desc 2: 1.4 AC COMM BLDG
 Acres: 1.4
 LUC: C-60
 Lot Assessment: 88170
 Property Assessment: 399040
 Total Assessment: 487210
 Assessment Date: 12/15/2023 7:39:35 AM
 Property Address: 3801 SCHUYLKILL RD
 Municipality: EAST VINCENT
 School District: Owen J. Roberts

Map Created:
Monday, April 15, 2024



County of Chester

Limitations of Liability and Use:
 County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.



ZONING BASE DISTRICT: GENERAL COMMERCIAL
 PROPOSED USE: BUSINESS

GC ZONING REQUIREMENTS:
 MIN LOT WIDTH: 150'
 MAX IMPERVIOUS COVER: 40%
 MAX BUILDING AREA: 45,000 SF
 MAX OCCUPIED AREA: 15%
 MAX HEIGHT: 2 STORIES
 PARKING: 1 SPACE PER 300 SF / 35 SPACES

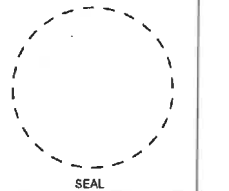
EXISTING CONDITIONS:
 LOT DIMENSIONS: 322' X 282'
 LOT AREA: 64,753 SF
 OCCUPIED AREA: 10,388 SF / 16% (EXISTING NON-CONFORMING)
 HEIGHT: 1 STORY
 PARKING: 35 REQUIRED / 53 PROVIDED

SEILER + DRURY

ARCHITECTURE

420 DEKALB STREET NORRISTOWN PA 19401
 Tel: 610-372-4809 www.sdarc.com

PRELIMINARY
 NOT FOR CONSTRUCTION



PROJECT NAME:
 EXISTING CONDITIONS

3801 SCHUYLKILL ROAD
 EAST VINCENT TOWNSHIP, PA

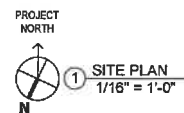
PROJECT NO.	2322	DATE
ISSUED FOR	EXISTING CONDITIONS	04/13/23

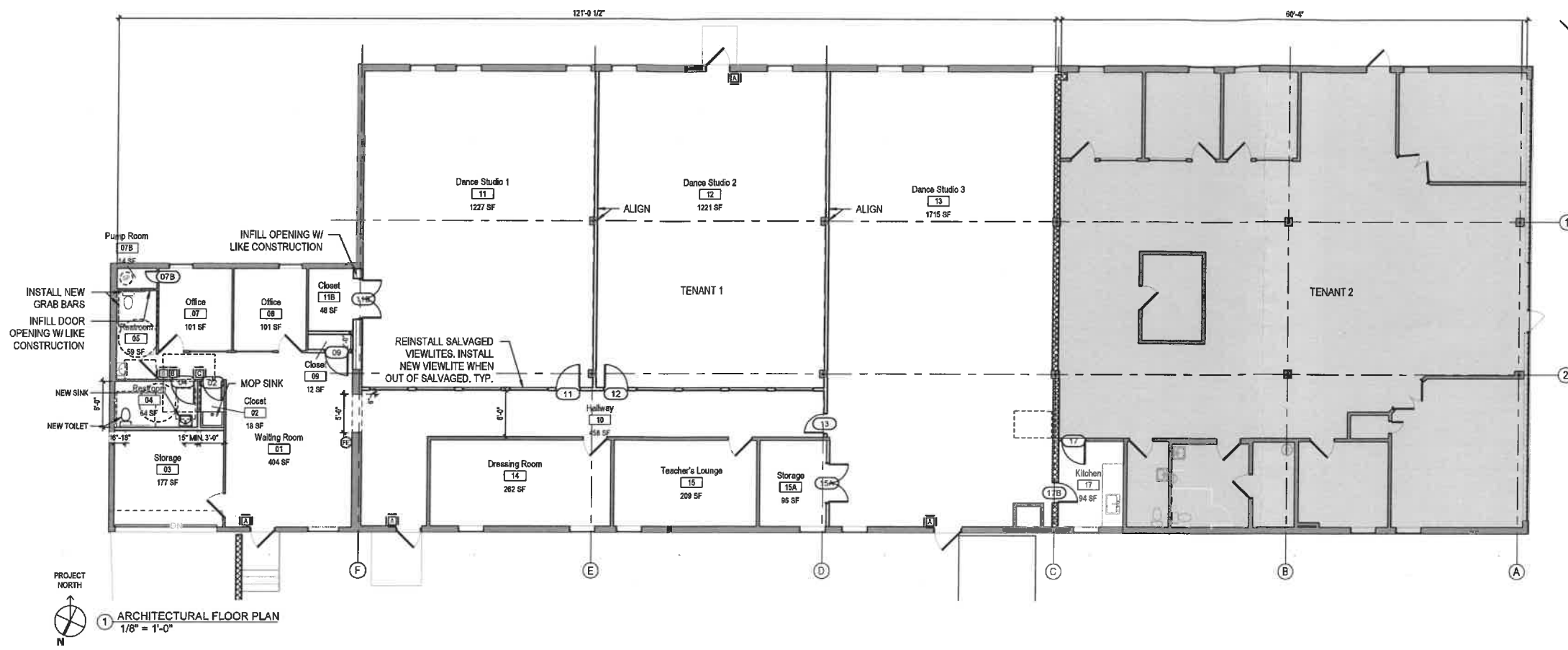
ZONING PLAN

SHEET NO.

Z1.0

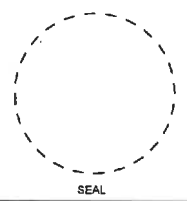
© 2023 SEILER+DRURY ARCHITECTURE





1 ARCHITECTURAL FLOOR PLAN
1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



PROJECT NAME:
EXISTING CONDITIONS

3801 SCHUYLKILL ROAD
EAST VINCENT TOWNSHIP, PA

USE & OCCUPANCY SCHEDULE					
Name	Area	# of Occupants	Occupancy Type	Occupancy Rate	# of Fixtures
Tenant 1	6367 SF	43	Business	1/150 SF	2
Tenant 2	3681 SF	24	Business	1/150 SF	3

- GENERAL ARCHITECTURAL NOTES**
- 1 PROVIDE NEW FIRE EXTINGUISHERS AS REQUIRED.
 - 2 WORK SHALL INCLUDE ALL NECESSARY ACCESSORIES, HARDWARE, & FASTENERS NEEDED FOR A COMPLETE & PROPER INSTALLATION
 - 3 PROVIDE ADA COMPLIANT PLUMBING FIXTURES & TOILET & BATH ACCESSORIES
 - 4 ALL DRYWALL CORNERS TO BE FINISHED WITH CORNER L' BEAD
 - 5 PROVIDE FLASHING @ ALL NEW ROOF PENETRATIONS AS REQUIRED
 - 6 EXTEND AUTOMATIC FIRE SUPPRESSION SYSTEM TO ALL ROOMS & SPACES AS REQUIRED BY NFPA 13
 - 7 PROVIDE A FIRE ALARM SYSTEM MEETING NFPA 72 REQUIREMENTS THAT ACTIVATES AN OCCUPANT NOTIFICATION SYSTEM IN COMPLIANCE W/ PA-UCC

SYMBOLS LEGEND

	EXISTING CONSTRUCTION TO REMAIN		FIRE EXTINGUISHER CABINET
	NEW PARTITION		TACTILE SIGN
	EXISTING DOOR AND FRAME TO REMAIN		FIRE EXTINGUISHER
	NEW DOOR AND FRAME		PARTITION TYPE, SEE A5.1
	DOOR TAG		FLOOR DRAIN
	EXISTING DOOR AND FRAME		EQUIPMENT TAG
			CLEAN OUT

PROJECT NO. 2322
ISSUED FOR DATE
EXISTING CONDITIONS 04/13/23

ARCHITECTURAL FLOOR PLAN

SHEET NO.

A1.0

Property Owners within 500 Feet on Same Street

UPI	Owner 1	Owner 2	Local Address	Municipality	Zip Code	Mailing Address 1	Mailing Address 2
21-5-41	NEIGHBORS OF CREEKVIEW COURT II LLC		3700 SCHUYLKILL RD	EAST VINCENT	10019	C/O SCULPTOR R E ATTN STE 9 W 5TH ST 39TH FL	
21-5-61	ORKIM LLC		10 HILL CHURCH RD	EAST VINCENT	19460	113 VALLEY VIEW CIR	PHOENIXVILLE PA
21-5-63	NSAS REAL ESTATE LLC		3751 SCHUYLKILL RD	EAST VINCENT	19475	12 WRIGHT AVE	SPRING CITY PA
21-5-65	WHITEHALL L P		3795 SCHUYLKILL RD	EAST VINCENT	19103	2042-48 ARCH ST	2ND FL
21-5-66	LAVAR RICHARD W		551 PARK RD	EAST VINCENT	19475	551 PARK RD	SPRING CITY PA
21-5-66.1	DRAGO LISA MARIE		553 PARK RD	EAST VINCENT	19475	553 PARK RD	SPRING CITY PA
21-5-67	GODSHALL ROBERT M JR	REILLY DEVON L	545 PARK RD	EAST VINCENT	19475	545 PARK RD	SPRING CITY PA
21-5-68	CWM3 MANAGEMENT LLC		3813 SCHUYLKILL RD	EAST VINCENT	19475	458 KOLB RD	SPRING CITY PA
21-5-69	CWM2 MANAGEMENT LLC		3807 SCHUYLKILL RD	EAST VINCENT	19475	458 KOLB RD	SPRING CITY PA
21-5-71	BDOC PROPERTIES LLC		3801 SCHUYLKILL RD	EAST VINCENT	19465	100 HARTMAN RD	POTTSTOWN PA
21-5-73	KURTAS DIANA L		552 PARK RD	EAST VINCENT	19475	552 PARK RD	SPRING CITY PA
21-5-74	HOLLAND JON R	ZIFF CHRISTINE	548 PARK RD	EAST VINCENT	19475	548 PARK RD	SPRING CITY PA
21-5-75.6	SHANER MICHAEL F			EAST VINCENT	19475	3821 SCHUYLKILL RD	SPRING CITY PA
21-5D-56	PMG VENTURES LLC		3685 SCHUYLKILL RD	EAST VINCENT	19475	3694 SCHUYLKILL RD	SPRING CITY PA
21-6-1.1	SIFFORD LEIGH R &	RUTH I	525 PARK RD	EAST VINCENT	19475	525 PARK RD	SPRING CITY PA
21-6-2	SIFFORD CHRISTOPHER LEIGH		541 PARK RD	EAST VINCENT	19475	541 PARK RD	SPRING CITY PA

Property Owners within 150 Feet not on Same Street

NONE

**BEFORE THE ZONING HEARING BOARD
OF EAST VINCENT TOWNSHIP**

ADDENDUM TO ZONING HEARING BOARD APPLICATION

1. The Applicant is BDOC Properties, LLC (“Applicant”), who is the owner of the property located at 3801 Schuylkill Road, Spring City, PA 19475, further identified as Chester County UPI # 21-5-71 (the “Property”).

2. The Property is an irregularly shaped corner lot of approximately 1.4+/- acres. The Property is located in the GC- General Commercial Zoning District.

3. The Property is a commercial property with an existing one-story commercial building with an area of approximately 10,388 sq. ft. which was the former location of a printing and publishing company. There is also 2 associated parking lots on opposite sides of the building with a total of 53 existing parking spaces.

4. Applicant purchased the Property in June of 2023 to relocate the Kimberton Dance Academy which utilizes the rear portion of the building with an area of 6,367 sq. ft. Applicant has a prospective tenant for the front portion of the building totaling 3,581 sq. ft. to be utilized and a retail home goods store. No additional buildings or structures are proposed.

ZONING RELIEF REQUESTED:

1) Applicant requests a variance to the terms of Section 27-1102 of the East Vincent Township Zoning Ordinance to allow two principal uses on the same lot so that both Kimberton Dance Academy and the proposed home goods store can fully occupy the existing building on the Property.

REASONS ZONING RELIEF SHOULD BE GRANTED

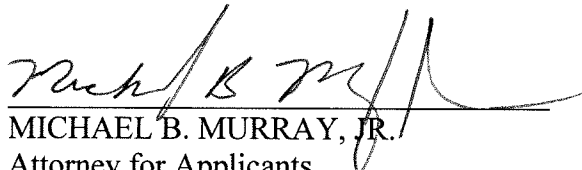
The requested zoning relief should be granted because of the unique nature of the Property. The Property is an irregularly shaped corner lot at the intersection of Schuylkill Road and Park Road. Prior to Applicant's purchase of the Property, there was a pre-existing large commercial building on the Property. Although the existing building was well suited for the relocation of Kimberton Dance Academy, the Dance Academy use does not fully occupy the building making the remainder of the existing building under-utilized without a tenant. The proposed home goods use is a relatively low volume use that does not generate substantial vehicle trips and the Dance Academy use and the home goods store hours of operation are compatible with the existing 53 parking spaces being in excess of what is required under the zoning ordinance.

WHEREFORE, Applicant respectfully requests that the Zoning Hearing Board of East Vincent Township grant the relief requested.

Respectfully submitted,

O'DONNELL, WEISS & MATTEI, P.C.

BY:


MICHAEL B. MURRAY, JR.
Attorney for Applicants