

Check # 6029 \$1,000.00  
5/16/2021

Date: 5-17-21

### East Marlborough Township Zoning Hearing Board Application

# RECEIVED

Application must be accompanied by:

- Narrative answering every question on page 2 of this application
- Site plan (with zoning table) on 11"x17" paper
- Building elevations or architectural renderings (as appropriate)
- Other related materials (as appropriate)

MAY 17 2021

East Marlborough Township

Type of Application:

Check one:  Commercial       Institutional       Residential  
 Check all:  Variance       Special Exception      \_\_\_\_\_ (Other)

I (we), the undersigned, hereby make application for a Special Exception or Variance from the terms of the Zoning Ordinance, Section <sup>75484</sup> Paragraph 18.12 D2 (b)

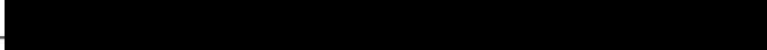
Location of Property: Routes 926 & 82

Zoning Classification: Willowdale Multiple Use Tax Parcel # 61-5-147

Property Owner/Applicant(s): Willowdale Town Center, Inc.

Address (if different from location): \_\_\_\_\_

Phone Number: \_\_\_\_\_ Cell: 

Email: 

Dimensions and area of parcel: N.A.

Dimensions of proposed construction: N.A.

Distance to each boundary:

Before construction	North _____	South _____	East _____	West _____	) N.A.
After construction	North _____	South _____	East _____	West _____	

Type of construction: Masonry, steel & wood

I (we) have attached a sketch or a plot plan of the parcel to be affected, indicating the size of the lot and location of improvements now erected and proposed to be erected.

Owner (s) Mon W. S. [Signature]  
(President)

**Zoning Relief Requested**

Please address all of the following items:

1. Briefly describe the property (e.g. size of lot, dimensions, etc.) and the location (e.g. nearby intersections, landmarks, etc.) involved in application.
  - Eight acre site on the southeast corner of Rtes. # 82 and # 926 in Kennett Square.
  - Bldg. # 696.
  - Savana Bisho, Roof HVAC equipment/screening
  
2. Describe the present use of the property (e.g. residential, retail, office, etc.), including existing improvements (e.g. house, garage, and shed; or office and parking lot)
  - Mixed use retail, office, restaurant.
  
3. Describe the proposed improvements, additions, or change(s) of use. For physical changes to the lot or structures, indicate the size of proposed improvements, materials to be used, and general construction to be carried out. Attach a plan or sketch for illustration.
 

Restaurant's roof-top HVAC units facing west toward Rte. # 82, and their screening.
  
4. State the specific variance, special exception, or other relief requested and cite the appropriate sections(s) of the Zoning Ordinance.
 

754 B(4) → 1812 D2(b), We are requesting the Board's consideration of alternative screening solutions for the rooftop units.
  
5. Will the proposed change impact traffic or parking in the surrounding area? Explain.
 

No. We are just asking for an HVAC screening variance.

WILLOWDALE TOWN CENTER  
5-17-21

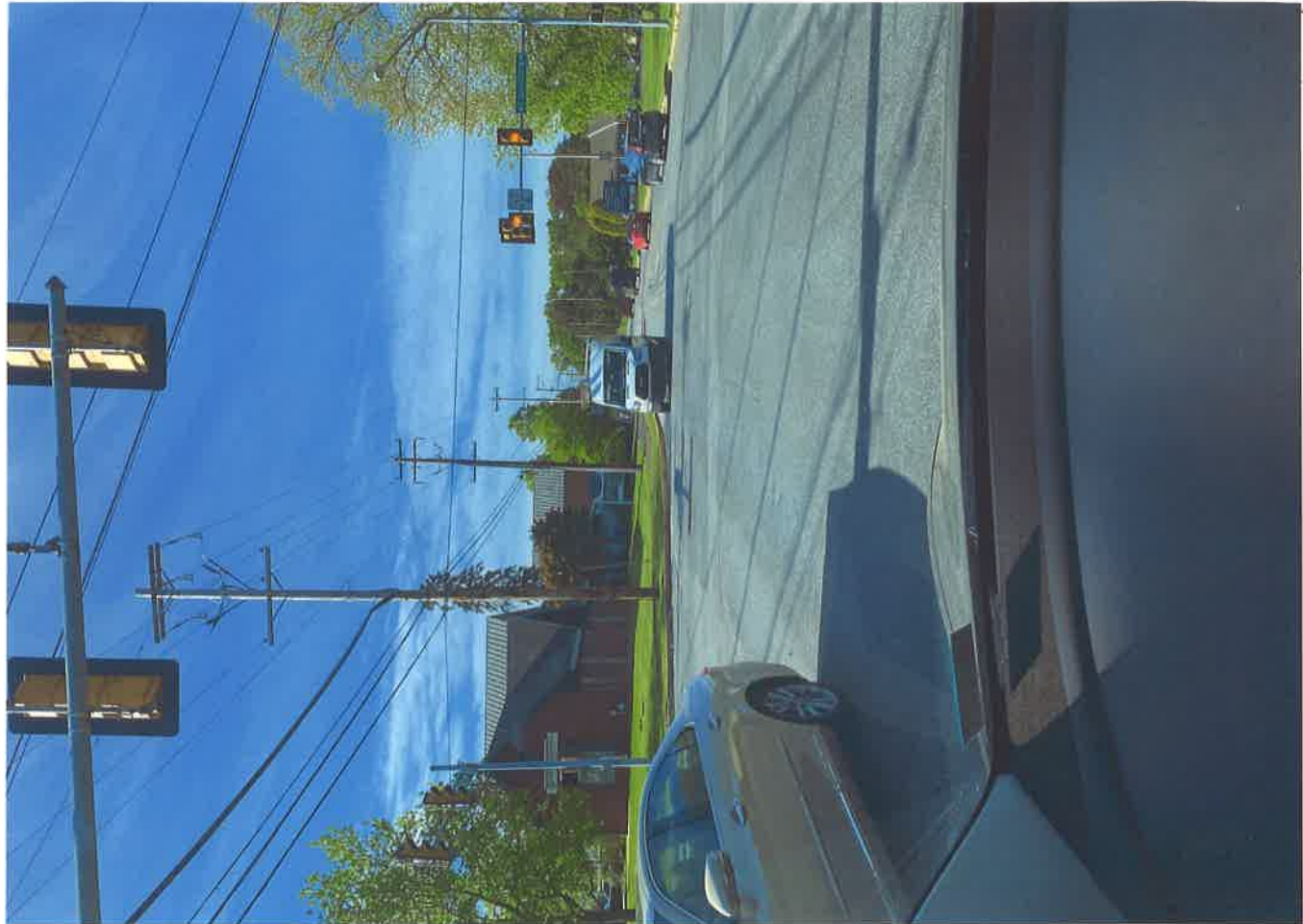


WILLOWDALE TOWN CENTER  
5-17-21



Looking North along Rte. # 82

WILLOWDALE TOWN CENTER  
B-17-21

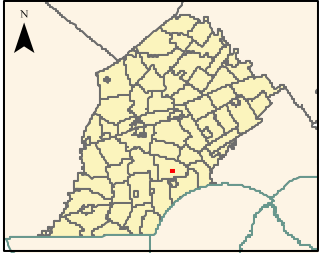


Looking south along Rte. # 82.

Willowdale Town Center



COUNTY OF CHESTER  
PENNSYLVANIA



Map Created:  
Monday, May 17, 2021

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](http://www.chesco.org/gis).