

East Marlborough Township Zoning Hearing Board Application

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)

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 1704, Paragraph C.1.a.

Location of Property: 817 East Baltimore Pike

Zoning Classification: MU Multiple Use Tax Parcel #61-6-79

Property Owner/Applicant(s): Kennett Subs LLC (Tenant)

Address (if different from location): c/o Buckley Brion McGuire & Morris LLP
attn: Aristidis W. Christakis, Esquire

Phone Number: [REDACTED] Direct: [REDACTED]

Email: [REDACTED]

Dimensions and area of parcel: 4.6 Acres (parcel)

Dimensions of proposed construction: 1,434 Square Feet (storefront premises)

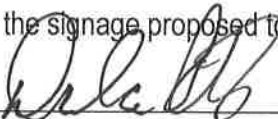
Distance to each boundary:

Before construction Not Applicable.

After construction North 485 Feet South 214 feet East 185 Feet West 85 Feet

Type of construction: Existing strip center. No material exterior alterations, except sign.

I (we) have attached a sketch or a plot plan of the signage proposed to be erected.

Owner (s) 

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.

The Property (Parcel No. 61-6-79, the "Property") consists of 4.6 Acres at the intersection of East Baltimore Pike and Onix Drive, in East Marlborough Township's (the "Township") MU – Multiple Use ("MU") zoning district. The Property has an approximate depth (measured from East Baltimore Pike) of 715 feet, and an approximate width (at the building line) of 275 feet. The Property is contiguous to, and *situate* between, the shopping centers known as the "Shoppes at Longwood Village" (Parcel No. 61-6-89) and "Schoolhouse Crossing" (Parcel No. 61-6-79.1).

The Applicant's leased Premises (the "Premises") consists of approximately 1,434 square feet of storefront space located to the west of the existing SuperCuts. The Premises has a frontage facing East Baltimore Pike of not less than 13.9 feet.

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)

The Property is currently, or was most-recently, occupied by other commercial tenants (Pet Supplies Plus, Dollar Tree, SuperCuts, and Children's Hospital of Philadelphia. Applicant intends to occupy the remaining portion of the structure for use as a Jersey Mike's quick service sandwich shop.

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.

Except for the signage described herein, no physical changes are proposed to the existing exterior layout of, or the existing structures on, the Property. Interior renovations to the Premises, customary for the construction of a Jersey Mike's store, are intended.

Applicant proposes to install signage, in accordance with Jersey Mike's brand standards, on the south façade of the existing structure, in a similar fashion to the other commercial tenants who occupy the Property.

4. State the specific variance, special exception, or other relief requested and cite the appropriate sections(s) of the Zoning Ordinance.

Applicant respectfully requests a variance from Section 1704.C.1.a. in order to install a building-mounted façade sign having an area not to exceed 40 square feet, where 13.9 square feet is permitted.

5. Will the proposed change impact traffic or parking in the surrounding area? Explain.

The requested signage relief for will have no impact on traffic or parking in the surrounding area.

Fee: Payable to East Marlborough Township (non-refundable)

Residential: \$750, initial hearing
\$125/ hour, continuation

Non-residential: \$1,000, initial hearing
\$125/ hour, continuation

Zoning Hearing of Validity Challenges:
\$3,000, initial hearing
\$ 300, continuance fee, per hour, after first hearing

Submit application to: East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348



**STOREFRONT SIGN
Option 1**

**3'-6" HIGH X 11'-3-3/8" WIDE
ILLUMINATED SIGN**

39.484 SQUARE FEET.

**FINAL DIMENSIONS TO
BE VERIFIED IN FIELD**



Salesperson: **RD**
 Designer: **RR**
 Drawing: **1 of 4**

Issue Date: **2-12-2022**

Revision Date(s):

Customer Approval Date:

Landlord Approval Date:

Production Approval Date:

Client:

**SINCE 1956
Jersey Mike's
SUBS**

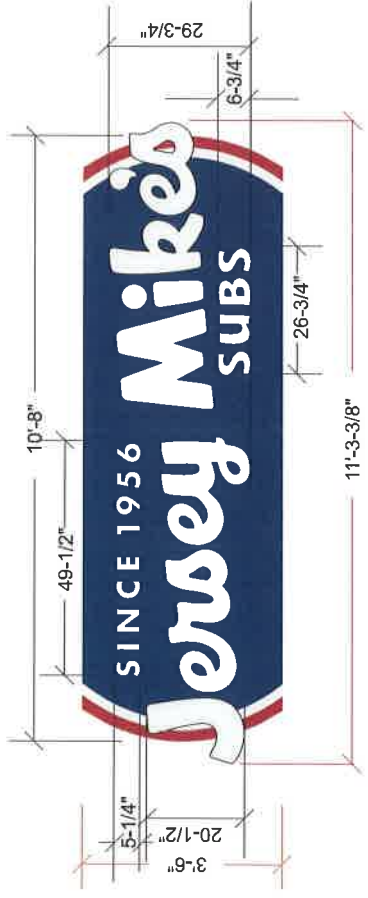
File Name: **JMS - Kennett Square, PA**

817 E. Baltimore Pike
 Kennett Square, PA 19348

**3'-6" HIGH X 11'-3-3/8" WIDE
ILLUMINATED SIGN**

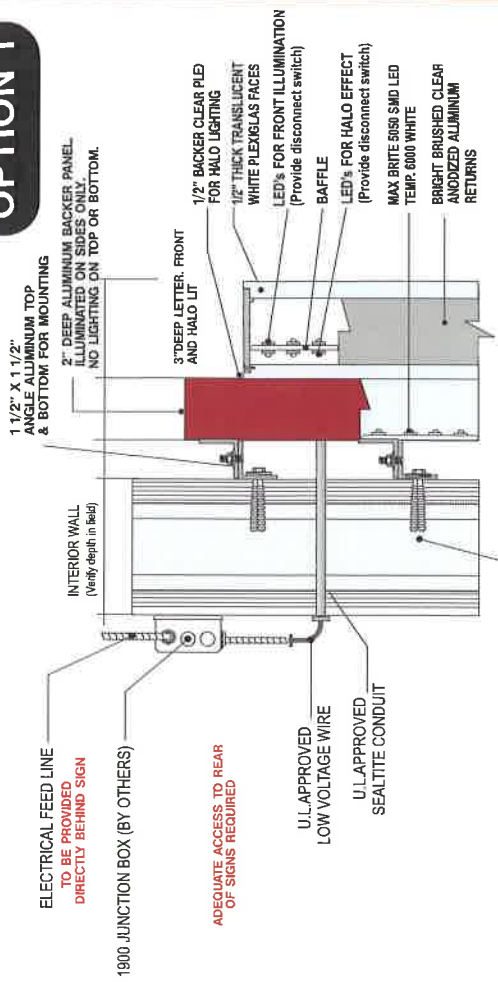
39.484 SQUARE FEET

**Illuminated Half Oval Cabinet
W/ Channel Letters**



**FRONT ELEVATION SIGN
39.484 SQUARE FEET**

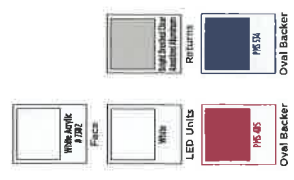
OPTION 1



ELECTRICAL NOTES
120 Volts - 5 Amps

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120 Volts - 5 Amps

PARTIAL SECTION THRU LETTERS, RACEWAY & EXTERIOR WALL - Scale: 3" = 1'-0"



NOTE:
PROVIDE DISCONNECT SWITCHES FOR BOTH
ROWS OF L.E.D.'S (Front-Lit and Halo-Lit)

INDOOR SIGN
 OUTDOOR SIGN

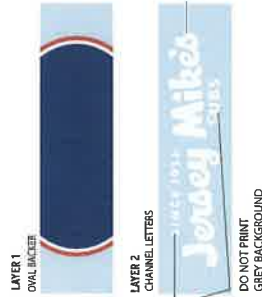
INSTALLATION NOTICE
Installation shall be performed in accordance with the drawings provided. Deviations suggested by the General Contractor, Landlord, Etc. are not permitted, unless approved by SpeedPro in writing.

Primary Building Signage

Scale: 1/2" = 1'-0"

- Oval backer:**
- 2" deep aluminum backer
 - Face & returns to be painted or applied vinyl stickers
 - Halo-lit outer edges (sides only, not top & bottom)
 - Pin-mounted 1 1/2" for halo effects
- Wordmark & secondary wording:**
- Face-lit & halo-lit LED channel letters
 - White acrylic faces and 3" bright brushed clear anodized aluminum returns

	ELECTRICAL NOTES	LED TEMPERATURE
	120 Volts - 5 Amps	MAX.



Salesperson	RD	Issue Date:	2-12-2022	Customer Approval Date	
Designer	RR	Revision Date(s)		Landlord Approval Date:	
Drawing#	2 of 4			Production Approval Date:	

Client: **SINCE 1956 Jersey Mike's SUBS**
817 E. Baltimore Pike
Kennett Square, PA 19348

File Name: JMS - Kennett Square, PA