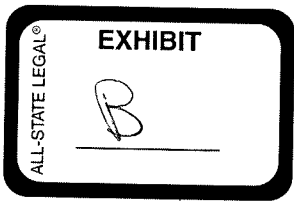


BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

Application: _____
Date Submitted: _____
Date Received: _____

- Application is hereby made for:
 - Special Exception Variance
 - Appeal of the decision of the zoning officer
 - Conditional Use approval Interpretation of the Zoning Ordinance
 - Other Amendment to the Zoning Ordinance Text
- Section of the Zoning Ordinance from which relief is requested:
Part 12, R-O, Residential Office District, a new subsection 5, see attached draft
- Address of the property, which is the subject of the application:
1109 & 1119 Fayette Street & 1201 Butler Pike
- Applicant's Name: Provco Pineville Fayette, L.P.
Address: Suite 200, 795 E. Lancaster Avenue, Villanova, PA 19085
Phone Number (daytime): (610) 520-4572
E-mail Address: mcooley@provkogroup.com
- Applicant is (check one): Legal Owner Equitable Owner Tenant
- Property Owner: Dennis F. & Timothy J. Moore
Address: 1201 Fayette Street
Phone Number: _____
E-mail Address: _____
- Lot Dimensions: 259' x 240' (62,160 s.f.) Zoning District: R-O- Residential District



Case# 2017-28840-0 Docketed at Montgomery County Prothonotary on 12/14/2017 3:53 PM, Fee = \$277.75

8. Has there been previous zoning relief requested in connection with this Property?

Yes No If yes, please describe.

N/A

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

E.F. Moore Automobile dealership, new and used cars, and service. Multiple buildings one and two story consisting of sales, administrative offices; fuel tanks; parts and vehicle storage; service buildings; site is 100% impervious; also consists of pole sign, exterior parking and display lighting; and exterior auto storage.

10. Please describe the proposed use of the property.

Convenience retail food market including sale of fuel, canopy structure over fuel dispensers, and parking for retail customers.

11. Please describe proposal and improvements to the property in detail.

Please see attached site plan and renderings. A single Wawa Food Market, associated customer parking, and canopy over ten fuel positions. All existing buildings and paving, signs and light fixtures will be removed. Access will be limited to two driveways along Fayette Street frontage and one drive to 11th Ave. via Harry Street. Signage will follow the table shown on the Site Plan.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

We believe this Zoning Amendment should be granted because:

- Existing zoning does not provide a mechanism to encourage redevelopment of a site previously developed for intense non-conforming retail purposes.
- Redevelopment to accommodate additional retailers (to include a convenience store) is consistent with the Borough Revitalization Plan Update, May 2011.
- The amendment outlines standards for large lots including preservation of worthy period buildings and prohibits undesirable uses along Fayette Street.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: Not applicable

b. How the Zoning Ordinance unreasonably restricts development of the property:
Not Applicable

c. How the proposal is consistent with the character of the surrounding neighborhood. _____
Not applicable

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.
Not applicable

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

Not applicable

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

Not applicable

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

Not applicable

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

Not applicable

c. Please describe in detail the reasons why the requested relief should be granted.

Not applicable

16. If the applicant is being represented by an attorney, please provide the following information.

a. Attorney's Name: Ross Weiss, Esq.

b. Address: 200 Four Falls Corporate Center, Suite 400, P.O. Box 800, West Conshohocken, PA 19428

c. Phone Number: (610) 941-2361

d. E-mail Address: RWeiss@COZEN.com

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

WA
Applicant

Legal Owner

6/29/17
Date

COMMONWEALTH OF PENNSYLVANIA

Delaware
COUNTY OF ~~MONTGOMERY~~

As subscribed and sworn to before me this 29th day of June, 2017.

Willis K. Silvers, Jr.
Notary Public

(Seal)
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
WILLIS K. SILVERS, JR., Notary Public
Radnor Township, Delaware County
My Commission Expires September 4, 2019

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

Applicant *[Signature]*

Legal Owner *[Signature]*
6/29/17

Date _____

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 29th day of June, 2017.

[Signature]
Notary Public

(Seal)

