

LOUIS J. COLAGRECO, JR.
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RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

June 20 2018

VIA HAND DELIVERY

William Ethridge, AICP
Director of Planning & Zoning
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

RE: Malvern School Real Estate, LP – 1081 Wilmington Pike
Conditional Use Application – Supplemental Documents

Dear Mr. Ethridge:

As you are aware, this firm represents Malvern School Real Estate, LP (“Applicant”), the equitable owner of property located at 1081 Wilmington Pike in Westtown Township, which is identified as UPI No. 67-4-38 (“Property”). Applicant submitted a Conditional Use Application on April 12, 2018 and supplemental materials to the Conditional Use Application on May 4, 2018.

Please find enclosed an Amended Conditional Use Application indicating that Applicant is seeking conditional use approval for both an educational use under §170-801.B.(5), which was part of the original Application, and a day-care center use under §170-801.B.(6). While the proposed use fits within the definition of educational use, it may also qualify as a day-care center. This issue was also mentioned in the McCormick Taylor review letter dated June 15, 2018, comment #7.

As always, please feel free to contact us with questions. Thank you for your attention to this matter.

Very truly yours,

A handwritten signature in blue ink that reads 'Louis J. Colagreco'.

LOUIS J. COLAGRECO, JR.

LJC/GMG
Enclosures

cc: Patrick McKenna, Esquire, Solicitor (via email, w/ enclosures)
Brian Breslin (via email, w/ enclosures)
Joe Scandone (via email, w/ enclosures)

Andy Eberwein (via email w/ enclosures)
Andy Heinrich (via email, w/ enclosures)
Gina M. Gerber, Esquire (via email, w/ enclosures)



WESTTOWN TOWNSHIP

1039 Wilmington Pike
West Chester, PA 19382
PHONE: (610) 692-1930

P.O. Box 79
Westtown, PA 19395
FAX: (610) 692-9651

CONDITIONAL USE APPLICATION

Date received: _____ Date of acceptance: _____ Date of rejection: _____

Location of proposed use

Address: 1081 Wilmington Pike City: West Chester State: PA Zip: 19382

Owner: LV Associates, LP

Tax parcel number(s): 67-4-38 Zoning district: R-3 Acreage: 2.753 (gross)

Proposed use of property: Educational use and Day-Care Center Use - The Malvern School preschool facility with 49 attendant parking spaces and outside playground area.

Applicant information

Applicant: Malvern School Real Estate, LP

Address: 20 Creek Road City: Glen Mills State: PA Zip: 19342

Phone number: 610-558-3700 E-mail address: bbreslin@malvernschool.com

I (We) hereby make application for CONDITIONAL USE of the above-described property as provided for in Section 170-801.B(5) and (6) of the Westtown Township Zoning Ordinance, and do hereby acknowledge that I (we) have read this application and confirm that the above information is correct, and do further confirm that I (we) agree to comply with all provisions of the Westtown Township Zoning Ordinance applicable to this project.

J. Landis
Signature of applicant

6/20/18
Date

Signature of Zoning Officer

Date