



Borough of Phoenixville
351 Bridge Street
Phoenixville, PA 19460
Phone (610) 933-8801
www.phoenixville.org

Application Date:
Application Fee:
Escrow Deposit:
Escrow Number:
CU Number:

Conditional Use Application

Pursuant to 27-301.2.A.(1)

Residential Commercial

Property Information: (Please Print)

Property Address: 121-123 Main Street
Tax Parcel Number: 15-9-527-E Zoning District: RI-Residential Infill

Owner Information:

Name: MEK2, LLC
Mailing Address: 104 Bennington Road, Phoenixville, PA 19460
Phone: 814-574-6184 Email: mikekajak@gmail.com

Applicant Information:

Name: MEK2, LLC
Address: 104 Bennington Road, Phoenixville, PA 19460
Phone: 814-574-6184 Email: mikekajak@gmail.com

Applicant Type:

Owner Architect/Engineer Corporate Officer Owner's Representative
Attorney Business Operator Equitable Owner Other

Narrative:

On a separate document, describe the following as applies:

- 1) A description of the subject property, including size, location, natural features, and any improvements, deed, legal, and/or physical features.
2) The present use of the property.
3) The proposed use, improvements or additions to the property.
4) The suitability of the property for the proposed use.
5) Explain basis upon which the applicant believes he/she/it should be granted conditional use approval, with the specific reference to applicable sections of the Zoning Ordinance, 27-301.2.A.(1)
6) List any relief from the Zoning Ordinance or Subdivision and Land Development Ordinance which may be required for this project and if any action has been initiated by the applicant to obtain that relief.

On August 9, 2011, Phoenixville Borough Council adopted the "Neighborhood Blight Protections and Enforcement" Ordinance 2180, that enables Borough Staff to deny any permit or governmental approval application if the owner of said property, on that or any other property owned in the Commonwealth, (1) has Tax and/or Municipal Services delinquencies on account of the actions of the Owner; or (2) has a Serious Violation with having no corrective, Substantial Steps in place. A printed copy of this ordinance is available upon request at the Borough Code Enforcement Department.

I hereby certify that the proposed application and subsequent actions or uses are authorized by the owner. As the owner or authorized representative, I agree to conform to all applicable laws of the jurisdiction. Construction shall comply with all Borough Codes and the most current ICC Building Codes as adopted by the Commonwealth of Pennsylvania. I have examined this application, its requirements and to my knowledge and belief, it is a true, correct and complete application.

Applicant Printed Name: MEK2,LLC

Applicant Signature: *Richard B. [Signature]* Date: 5/9/2023
Attorney for Owner/Applicant

OFFICE USE ONLY

Submissions Checklist:

Application Completion:	YES	NO	
Renderings/Elevations:	YES	NO	N/A
Existing Conditions Photo:	YES	NO	N/A
Scaled Drawings:	YES	NO	N/A
Samples:	YES	NO	N/A

Accepted/Returned by: _____ Date: _____

Ordinance 2180 Clearance: _____ Date: _____

Zoning Officer: _____ Date: _____

BOROUGH USE ONLY

Record of Events:

Application date:

Date: _____

Hearing to be held within 60 days of application date

Date: _____

Initial hearing date

Date: _____

Advertisement Dates:

Date 1: _____

Date 2: _____

Subsequent hearing date (shall be within 45 days if needed)

Date: _____

Applicant's requirement to complete present case within 100 days

Date: _____

45 day to decision/findings after last hearing

Date: _____

BOROUGH OF PHOENIXVILLE
CONDITIONAL USE APPLICATION OF MEK2, LLC

ADDENDUM AND NARRATIVE SUMMARY

Factual Description of the Property

MEK2, LLC, with a business address of 104 Bennington Road, Phoenixville, PA 19460 (hereinafter “MEK2”) is the owner of the subject property located at 121-123 Main Street, Phoenixville, Chester County PA 19460 which is further identified as Chester County UPI No. 15-9-527-E (the “Property”). The Property is approximately 14,945 sq. ft. and has frontage along Main Street, Hall Street and Jackson Street. The Property is located in the RI-Residential Infill Zoning District of the Borough of Phoenixville. There is an existing non-residential building and associated parking areas located on the Property that was previously owned by the Borough of Phoenixville (the “Borough”) and utilized as the Borough’s Civic Center and other ancillary uses including a preschool/daycare center.

The existing building on the Property was constructed in 1908 as an armory building by the Commonwealth of Pennsylvania. The Property was transferred by deed to the Borough of Phoenixville by deed dated December 12, 1963, which deed was recorded March 3, 1964 at the Office of the Chester County Recorder of Deeds at Deed Book Q35, Page 679. The Borough had subsequently acquired some adjoining properties that were ultimately consolidated into the Property. The existing building is approximately 14,880 sq. ft. with a footprint of approximately 6,345 sq. ft. The Borough utilized the existing

building on the Property as a Civic Center with some ancillary uses. The building is three levels with a partially finished lower level of approximately 6,129 sq. ft., a first floor level of 6,129 sq. ft. and a second floor level of 1,954 sq. ft. The first floor currently has three private offices, two restrooms, a kitchen and a gymnasium. The second floor was utilized as a preschool/daycare divided into several rooms and a restroom. The lower level was utilized for utilities and a locker room. The Borough sold the Property to MEK2 pursuant to a public auction when the facility was no longer needed for public use after the Borough built a new recreation center at 501 Franklin Avenue.

Conditional Use Requested

MEK2 requests Conditional Use approval pursuant to Sections 27-301(2)(A)(2)(g) Adaptive Reuse and Section 27-905 to allow the existing non-residential building on the Property that was previously utilized by the Borough of Phoenixville as a Civic Center and other ancillary uses to be renovated and repurposed to provide eighteen (18) affordable workforce housing units within the existing building. Pursuant to Section 27-301(2)(A)(2)(g)(4), MEK2 is also requesting the following:

- 1) A reduction in the minimum lot area per residential dwelling unit to allow a minimum lot area per unit of approximately 830.3 sq. ft. per unit per Section 27-301(2)(A)(2)(g)(4)(b);
- 2) Allow the multifamily residential use on the block as part of the adaptive reuse of the existing building per Section 27-301(2)(A)(2)(g)(4)(b);

3) Allow maximum impervious coverage of 85% where 80% is permitted in the RI zoning district but the existing impervious coverage of the Property is 91.4% pursuant to Section 27-301(2)(A)(2)(g)(4)(c);

4) Allow up to a 25% reduction in off-street parking supply if upon review it is determined necessary for the proposed use per Section 27-301(2)(A)(2)(g)(4)(a).

Reasons Conditional Use Approval should be Granted.

The building on the Property was constructed in 1908 and is approximately 115 years old. When it was constructed as an Armory, it was designed in a Romanesque style and is compatible with the design of the turn of the century design for the early 1900's. The Chester County Historic Preservation Office recognizes the Property as a Contributing Historical Resource.

MEK2 is proposing to renovate the interior of the existing building, install additional windows and repurpose the existing building with a compatible multifamily use with minimal exterior alteration of the building. The goal of the proposed adaptive reuse of the Property is to preserve the existing building and renovate it by respecting the existing architectural features. Furthermore, MEK2's goal is to minimize the impact on current residents in the surrounding neighborhood, preserving the historical nature of the building, providing access to modern housing and enhancing the neighborhood and the Borough of Phoenixville as a whole.

The proposed renovations will maintain the distinguishing original qualities and character of the building. Any deteriorated architectural features of the building will be repaired rather than be removed or replaced. The distinctive stylistic features or examples

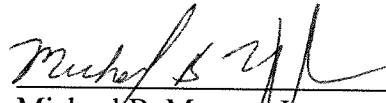
of skilled craftsmanship that characterize the building will be treated with sensitivity and preserved. The proposed renovation of the existing building, which shall include the installation of windows for the proposed residential units, shall be in general compliance with the secretary of the US Department of the Interior's Standards for Rehabilitation.

Wherefore, the Applicant respectfully requests that the Borough Council of the Borough of Phoenixville grant the Conditional Use requested.

Respectfully submitted,

O'Donnell Weiss & Mattei, P.C.

By:



Michael B. Murray Jr.
Attorneys for Applicant