



253 Municipal Dr, PO Box 72149, Thorndale, PA 19372
Phone: 610-384-0600 | Fax: 610-384-0617
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CALN TOWNSHIP

CONDITIONAL USE APPLICATION

PROJECT NAME TO BE COMPLETED BY TOWNSHIP: Celebree School CU

NAME OF APPLICANT: Prosperity Property Investments, LLC

DATE OF APPLICATION: _____ APPLICATION # 23-00410-1

LOCATION OF PROPERTY: 3025-3035 Zinn Road, Thorndale, PA 19372

TAX PARCEL ID NUMBER: 39-4-91.16A ZONING DISTRICT: TV-1/Lincoln Highway
39-4-91.16B Overlay District

APPLICATION REQUIRED FOR:

LAND USE WITH LAND DEVELOPMENT

LAND USE APPROVAL ONLY

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APPLICANT'S NAME: Prosperity Property Investments, LLC

MAILING ADDRESS: 1306 Bellona Avenue, Lutherville, MD 21093

PHONE NUMBER: _____ FAX NUMBER: _____

E-MAIL ADDRESS: agreenberg@celebree.com

OWNER OF RECORD: Strategic View, LP

MAILING ADDRESS: 1300 Industrial Boulevard, Suite 203, Southampton, PA 18966

PHONE NUMBER: _____ FAX NUMBER: _____

E-MAIL ADDRESS: oksana@strategicview.com

PROJECT ATTORNEY: Alyson M. Zarro, Esquire

MAILING ADDRESS: Riley Riper Hollin & Colagreco, 717 Constitution Drive, Suite 201, Exton, PA 19341

PHONE NUMBER: 610-458-4400 FAX NUMBER: 610-458-4441

E-MAIL ADDRESS: alyson@rrhc.com

PROJECT ENGINEER: Denny Howell and Amanda L. Schneider, P.E.

MAILING ADDRESS: Howell Engineering, 1250 Wrights Lane, West Chester, PA 19380

PHONE NUMBER: 610-918-9002 FAX NUMBER: _____

E-MAIL ADDRESS: dhowell@dlhowell.com; aschneider@dlhowell.com



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BASIS FOR CONDITIONAL USE APPLICATION	
SECTION(s) OF ZONING ORDINANCE INVOLVED	PROVIDE A BRIEF DESCRIPTION OF ACTION REQUESTED
155-26.C(6), 155-70.D	See Enclosed Addendum.
155-70.D(4)(c), 155-43.G(5)	See Enclosed Addendum.

THE APPLICANT SHALL SUBMIT THE FOLLOWING DOCUMENTATION WITH THIS APPLICATION:

- (1) ONE (1) ORIGINAL APPLICATION.
- (2) TEN (8) COPIES OF A PLOT PLAN OR TAX MAP, ACCURATELY DRAWN TO SCALE.
- (3) TEN (8) COPIES OF A SKETCH PLAN ILLUSTRATING THE ACTION REQUESTED.
- (4) A FLASH DRIVE OF ALL FILES SUBMITTED WITH APPLICATION. PDF FILE OF PLAN REQUIRED.
- (5) PHOTOGRAPHS OF THE PROPERTY.
- (6) PROOF OF OWNERSHIP OR THE RIGHT TO UTILIZE THE PROPERTY FOR THE ACTION REQUESTED.
- (7) THE REQUIRED APPLICATION FEE AS PRESCRIBED BY CALN TOWNSHIP.
- (8) TOWNSHIP WILL PROVIDE LIST OF NAMES AND ADDRESSES OF ALL PROPERTY OWNERS.
- (9) A DETAILED WRITTEN DESCRIPTION OF THE ACTION REQUESTED BY THIS APPLICATION.

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I Alyson M. Zarro, Esquire (AUTHORIZED REPRESENTATIVE OF THE APPLICANT) HEREBY REQUEST REVIEW OF THIS APPLICATION BY CALN TOWNSHIP. TO THE BEST OF MY KNOWLEDGE, ALL OF THE INFORMATION CONTAINED WITHIN THIS APPLICATION IS TRUE, CORRECT AND COMPLETE.

- (1) I HEREBY PERMIT ANY ELECTED, APPOINTED AND/OR ASSIGNED STAFF MEMBER OF CALN TOWNSHIP TO ENTER THE EXTERIOR PREMISES OF THE PROPERTY, IN WHICH THIS APPLICATION PERTAINS, FOR THE PURPOSES OF CONDUCTING SITE INSPECTIONS WHILE THE PROPOSED APPLICATION IS BEING CONSIDERED BY CALN TOWNSHIP.
- (2) I HEREBY AGREE TO PAY ALL CONSULTANT, ADMINISTRATIVE AND/OR APPLICATION FEES REQUIRED FOR THE REVIEW OF THIS APPLICATION.
- (3) I HEREBY UNDERSTAND THAT THE CALN TOWNSHIP BOARD OF COMMISSIONERS ARE NOT OBLIGATED TO APPROVE THIS CONDITIONAL USE APPLICATION.

Alyson M. Zarro
 SIGNATURE OF AUTHORIZED REPRESENTATIVE

7/19/23
 DATE OF APPLICATION

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Kristen A. [Signature]
 SIGNATURE OF WITNESS

7/19/2023
 DATE

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 CALN TOWNSHIP

FOR MUNICIPAL USE ONLY

AUTHORIZED STAFF MEMBER: Ena [Signature]

APPLICATION NAME: Celebree School CU

APPLICATION # 23-00410-1

SUBMISSION DATE: 7/19/23

SUBMISSION NUMBER: 1

CALN TWP. FEE: \$4,000.00

CHECK NUMBER: 21439 DATE: 7/13/23

DATE APPLICATION WILL BE REVIEWED BY TOWNSHIP PLANNING COMMISSION:

Escrow \$10,000.00 # 21440 9/19/23

DATE APPLICATION WILL BE CONSIDERED BY THE TOWNSHIP BOARD OF COMMISSIONERS:

APPLICATION COMPLETENESS REVIEW: [Signature]

DATE: 7/20/23

**CALN TOWNSHIP
ADDENDUM TO CONDITIONAL USE APPLICATION**

**Prosperity Property Investments, LLC
3025-3035 Zinn Road**

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Applicant, Prosperity Property Investments, LLC (“Applicant”), is the equitable owner of a property located at 3025-3035 Zinn Road, Thorndale, more specifically identified as UPI Nos. 39-4-91.16A and 39-4-16B (“Property”). The Property is currently improved with a currently vacant 10,500 square foot building previously utilized as medical offices and forty-eight (48) parking spaces. Applicant proposes to reuse the Property for a child day care center which would involve the removal of twelve (12) parking spaces, the addition of five (5) stacking spaces, and the addition of two outdoor play areas totaling 6,200 sq. ft. The Property is zoned Lincoln Highway Overlay District, Zone 2, and TV-1 Thorndale Village District. Applicant is seeking conditional use approval pursuant to Section 155-26.C(6) of the Caln Township Zoning Ordinance (“Zoning Ordinance”) in order to permit a child day care center use on the Property.

The Property consists of two lots, totaling approximately 1.82 acres, which Applicant proposes to consolidate as part of the proposed reuse of the Property. On July 6, 2023, Applicant was granted variance relief by the Caln Township Zoning Hearing Board from the minimum lot size requirement of two acres for a child day care center in the TV-1 District. Additionally, the Zoning Hearing Board granted variance relief from Section 155-70.D(4)(d) of the Zoning Ordinance, pertaining to child day care centers, in order to allow the proposed outdoor play areas to be located within 100 feet of the street rights-of-way and an electric transformer box that is located on the Property. One of the conditions imposed by the Zoning Hearing Board requires Applicant to install a six (6) foot high vinyl fence around the play areas should said height be approved by applicable state or federal regulatory authorities.

As noted above, the Property is also located in the Lincoln Highway Overlay District, Zone 2. The purposes of the Lincoln Highway Overlay District include encouraging the reuse of existing buildings and land in the Overlay District and to provide incentives for reuse of vacant commercial buildings within the Overlay District. Section 155-43.G(5) of the Zoning Ordinance permits the Board of Commissioners to grant modifications from certain zoning requirements applicable in the underlying zoning district in connection with the proposed reuse of properties in the Lincoln Highway Overlay District where literal compliance makes the reuse of the Property impracticable or creates an undue hardship given site constraints. Pursuant to Section 155-26.C(6) of the Zoning Ordinance, the child day care requirements of Section 155-70.D of the Zoning Ordinance apply to the proposed use. Section 155-70.D(4)(c) requires that the outdoor play areas be enclosed with a continuous and self-latching gate at a height of four (4) feet. Accordingly, Applicant requests the Board of Commissioners approve a modification of Section 155-70.D(4)(c) and any other applicable sections pertaining to the height and type of fence applicable to the reuse of the Property in the Zoning Ordinance pursuant to Section 155-43.G(5) in order to permit fencing creating a continuous enclosure around the play areas to be six (6) feet in height if approved by applicable regulatory authorities, consistent with the Zoning Hearing Board’s conditions of approval.

Additionally, Applicant requests a modification pursuant to these same sections to permit the use of a turf surface instead of lawn or grass in parts of the play area.

Applicant will present evidence and testimony demonstrating its compliance with the standards for the conditional use and modifications requested in this Application at the time of the hearing.

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