

253 Municipal Dr, PO Box 72149, Thorndale, PA 19372
 Phone: 610-384-0600 | Fax: 610-384-0617
 www.calntownship.org

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DEC 08 2021

CODES DEPARTMENT
 CALN TOWNSHIP

ZONING HEARING BOARD APPLICATION

NAME OF APPLICANT: Thorndale Realestate, LLC

DATE OF APPLICATION: 12-8-2021 APPLICATION # 21-00720

LOCATION OF PROPERTY: 3205 Lincoln Highway

TAX PARCEL ID NUMBER: 39-4-110.4 ZONING DISTRICT: TV-1 and Lincoln Highway Overlay

TYPE OF APPLICATION:
 ZONING VARIANCE APPLICATION
 SPECIAL EXCEPTION
 ZONING OFFICER APPEAL
 OTHER

APPLICANT'S NAME: Thorndale Realestate, LLC

MAILING ADDRESS: 230 N. Dupont Highway, New Castle, DE 19720

PHONE NUMBER: (302) 328-1597 FAX NUMBER: _____

E-MAIL ADDRESS: mlongwill@carpetmart.com

OWNER OF RECORD: Same as Applicant

MAILING ADDRESS: _____

PHONE NUMBER: _____ FAX NUMBER: _____

E-MAIL ADDRESS: _____

PROJECT ATTORNEY: Louis J. Colagreco, Jr., Esquire and Gina M. Gerber, Esquire

MAILING ADDRESS: P.O. Box 1265, Exton, PA 19341

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

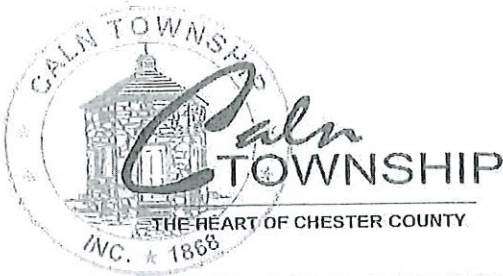
E-MAIL ADDRESS: lou@rrhc.com; ginag@rrhc.com

PROJECT ENGINEER Ryan Whitmore, PE

MAILING ADDRESS: Landcore Engineering Consultants P.C., 12 W. Willow Grove Avenue, Philadelphia, PA 19118

PHONE NUMBER: _____ FAX NUMBER: _____

E-MAIL ADDRESS: rwhitmore@landcoreconsulting.com



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#21-00720

BASIS FOR ZONING VARIANCE AND/OR SPECIAL EXCEPTION APPLICATION	
SECTION(S) OF ZONING ORDINANCE INVOLVED	PROVIDE A BRIEF DESCRIPTION OF ACTION REQUESTED
155-149.A. and Matrix Chart 13	Variance to permit side of building signs for Aldi and Chipotle uses exceeding 50 cumulative square feet
155-149.A. and Matrix Chart 13	Variance to permit building façade sign for Lomax Carpet & Tile use exceeding 100 square feet
155-146.C.(2) and 155-149.B.(3)(a)	Variance to permit a freestanding sign for the shopping center within 30' of a property line
155-149.B.(3)(a) and Matrix Chart 13	Variance to permit a freestanding sign for the shopping center exceeding 25' in height
155-146.I.(2)	Variance to permit use of red, green or amber lights on a digital sign on the freestanding sign for the shopping center within 200' of a street intersection
155-146.I. (3)	Variance to permit intermittent, flashing or animated lighting on a digital sign on the freestanding sign for the shopping center within 50' of a street right-of-way line
155-146.F.(3)	Variance to permit the freestanding sign for the shopping center to be within the clear sight triangle of a street intersection

THE APPLICANT SHALL SUBMIT THE FOLLOWING DOCUMENTATION WITH THIS APPLICATION:

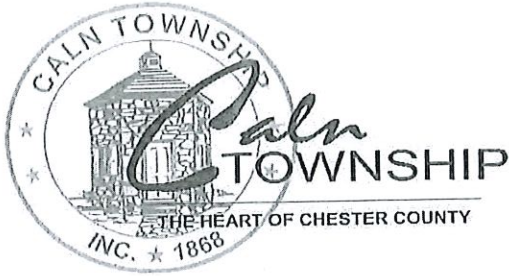
- (1) ONE (1) ORIGINAL APPLICATION.
- (2) FIVE (5) COPIES OF A PLOT PLAN OR TAX MAP, ACCURATELY DRAWN TO SCALE.
- (3) FIVE (5) COPIES OF A SKETCH PLAN ILLUSTRATING THE ACTION REQUESTED.
- (4) A CD OF ALL FILES SUBMITTED WITH APPLICATION WHEN DEEMED NECESSARY.
- (5) PDF FILE OF PLAN REQUIRED WHEN DEEMED NECESSARY.
- (6) PHOTOGRAPHS OF THE PROPERTY.
- (7) PROOF OF OWNERSHIP OR THE RIGHT TO UTILIZE THE PROPERTY FOR THE ACTION REQUESTED.
- (8) THE REQUIRED APPLICATION FEE AS PRESCRIBED BY CALN TOWNSHIP.
- (9) TOWNSHIP WILL PROVIDE LIST OF NAMES AND ADDRESSES OF ALL PROPERTY OWNERS.
- (10) A DETAILED WRITTEN DESCRIPTION OF THE ACTION REQUESTED WITH THIS APPLICATION.
- (11) APPLICATION TO BE SUBMITTED WITHIN THE FIRST WEEK (PREFERABLY MONDAY OR TUESDAY OF THE MONTH PRECEDING THE DATE OF THE HEARING.

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- (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 ZONING HEARING BOARD IS NOT OBLIGATED TO APPROVE THIS APPLICATION.

SIGNATURE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

DATE OF APPLICATION

12/3/21

FOR MUNICIPAL USE ONLY

AUTHORIZED STAFF MEMBER:

S. Stolas

APPLICATION NAME:

Thorndale Realstate, LLC

APPLICATION #

21-00720

SUBMISSION DATE:

12/8/2021

SUBMISSION NUMBER:

CALN TWP. FEE:

\$3000.00

CHECK NUMBER:

181330

DATE:

12/8/2021

DATE APPLICATION WILL BE CONSIDERED BY THE TOWNSHIP ZONING HEARING BOARD:

2/3/2022

APPLICATION COMPLETENESS REVIEW:

Raymond Williams

DATE:

12/13/2021