

# Borough of Hatboro Conditional Use Application



## Applicant Information

Name: Victorian Village at Loller Academy, Inc.  
Address: 420 South York Road  
City: Hatboro State: Pennsylvania Zip: 19040  
Phone: (215) 441-0350 Email: Mel@victorianvillagehatboro.com  
Applicant Relationship to Property (owner, agent, lessee, etc.): Purchaser

## Owner Information

Name: Philadelphia Freedom Valley Young Men's Christian Association  
Address: 400 Fayette Street, Suite 250  
City: Conshohocken State: Pennsylvania Zip: 19428  
Phone: 215-963-3700 Email: shaun.elliott@philaymca.org

## Attorney for Applicant Information

Name: Christopher S. Mahoney, Esq., Stuckert and Yates  
Address: 2 N. State Street  
City: Newtown State: Pennsylvania Zip: 18940  
Phone: 215-968-4700 Email: Cmahoney@stuckertyates.com

## I. Brief Description of Real Estate/Property Affected

Parcel #(s): 08-00-06731-00-2 (includes 08-00-06733-00-9) and 08-00-06736-00-6 Block No.: \_\_\_\_\_  
Address: <sup>440</sup>~~445~~ South York Road, Hatboro, Pennsylvania 19040 DTR  
Lot Size: 2.98 acres Deed Recorded at Norristown in Deed Book No.: 3285 Page No.: 118  
3676 72  
Total Number of Off-Street Parking Spaces: \_\_\_\_\_  
Current Zoning District: Office Current Use: YMCA  
Current Improvements on Land: YMCA building

<b>II. Specific Section(s) of the Zoning Code Upon Which This Application is Based:</b>
27-1002(d)

<b>III. Describe the Proposed Use of the Property</b>
Victorian Village expansion from neighboring property. Expand Active Adult Community to neighboring parcel. Construct 52 additional units.

<b>IV. Description of Why Applicant Believes Proposed Conditional Use Should Be Granted For Property</b>
<i>Please Note: The applicant or its representative(s) are required to provide testimony at the Borough Council Meeting(s) at which this application is discussed and at the required Conditional Use Hearing(s) for this application</i>
This is a good expansion of the neighboring parcel's use to create additional space for active adults to reside in the Borough. It would expand upon the existing community and its resources creating an even better home for the residents.


<b>V. Additional Information</b>			
Has a previous Conditional Use Application been filed for this property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Date: _____
Has a previous Zoning Hearing Board Application been filed for this property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Date: _____
Has a previous Subdivision or Land Development Application been filed for this property?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Date: _____

All Conditional Use Applications are required to abide by procedure established by Borough of Hatboro Code of Ordinances §27-2209 titled *Conditional Use Process*.

I, the undersigned, authorize the Borough of Hatboro to post this property and give permission to Borough officials and staff to enter the premises for inspection purposes should they be needed. My signature also authorizes a waiver of the 60-day requirement to hold the first hearing (from date of application) as stipulated in the PA Municipalities Planni 60-day requirement to hold the first hearing (from date of application) as stipulated in the PA Municipalities Planning Code, recognizing that the Borough of Hatboro will make every effort to abide by said requirement but if circumstances do not permit, to hold the first hearing as soon as possible.

I hereby certify that the information provided on this application and all supporting documentation and plans attached herein are true and correct to the best of my knowledge, information and belief.

<b>BOROUGH USE ONLY</b>
Conditional Use Application No.: _____
Date Received: _____
Fee: _____
Check No.: _____
Date Paid: _____

APPLICANT SIGNATURE: 

NAME: Ernie Stefkovic  
(printed)