

**Gregg I. Adelman, Esquire**  
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October 19, 2023

**VIA EMAIL & FEDERAL EXPRESS**

Liudmila Carter  
Assistant Township Manager  
Westtown Township  
1039 Wilmington Pike  
West Chester, PA 19382

**RE: Westtown AM West TIC, LLC – 1502 West Chester Pike; Sketch Plan**

Dear Mila:

On behalf of Westtown AM West TIC, LLC, the owner of property located at 1502 West Chester Pike (Route 3)(UPI #67-2-42.4)(“**Property**”), I submit three (3) sketch plans, consisting of two (2) sheets prepared by Dynamic Engineering dated September 7, 2022, last revised October 12, 2023 (“**Sketch Plan**”) in connection with the proposed development of a Chase Bank on the Property.

The Sketch Plan is similar to the plans previously submitted under the prior zoning variance application that the Zoning Hearing Board partially denied. However, the Sketch Plan now reflects the overall shopping center’s parking compliance based on a ratio of 3.5 parking spaces/1,000 square feet of floor area.

Please inform me when the Sketch Plan will be scheduled for presentation before the Planning Commission and Board of Supervisors.

Please do not hesitate to contact me if you have any questions or require anything further. Thank you.

Sincerely yours,



Gregg I. Adelman, Esquire

/enclosure

cc: Marc Impagliazzo  
Matthew Sharo