

September 18, 2024
Via Email

Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Attn: Liudmila Carter
Director of Planning and Zoning

**RE: Westtown AM West TIC, LLC
Proposed Chase Bank
1502 West Chester Pike, Suite 200
Westtown Township
Chester County, PA
DEC #1478-99-191**

Dear Ms. Carter,

On behalf of our client, Westtown AM West TIC, LLC, our office is requesting the following Design Waivers from the Westtown Township Ordinances for the above referenced project. We kindly request that the following waiver requests be presented to the Township consultants for consideration in their review of the subject application.

The property is currently developed as the Marketplace at Westtown shopping center which has multiple users including a Giant Food Store and Burger King quick-service restaurant. Our client intends to redevelop a small portion of the existing parking area into a Chase Bank.

The following waivers have been identified to allow us to develop the site to meet the intent of the ordinance to the extent practical and to satisfy Chase Bank requirements for the application:

1. SALDO §149-600C: A waiver is requested to allow the Preliminary Land Development plans and all supporting data to proceed to final action at the first consideration of the plan.

A waiver is requested from this section as the project is a limited development in that a portion of the existing shopping center parking lot is being redeveloped and the preliminary plans provided also meet the intent of the ordinance final plan requirements.

2. SALDO §149-925G(1): Requires perimeter tree and shrub installation of seven (7) shade trees and five (5) ornamental trees, whereas none of the required trees are proposed along the perimeter.

A waiver is requested from this section as the installation of perimeter trees along the Rt. 30 frontage is infeasible given the extent of the PennDOT ROW, existing overhead utility lines along the ROW, and

the steep slope between the Rt. 3 curblin and the existing parking area. Also, the northeast corner of the site has one (1) existing fourteen (14) inch caliper tree that will remain and the eastern perimeter of the site has a mature line of existing trees that will also remain. While the perimeter tree requirement will not be met, the plans have been supplemented to install a section of shrubs along the proposed curblin, adjacent to the Rt. 3 ROW.

3. SALDO §149-925G(2): Requires planter island tree and shrub installation of five (5) trees and fifty (50) shrubs, whereas one (1) shade tree and fifty (50) shrubs are proposed within the planter islands.

A partial waiver is requested from this section for the quantity of required trees in the planter islands. Planting trees around the periphery of the proposed Chase Bank building could decrease the safety and security of the bank. Further, the proposed landscape islands are in close proximity to the building therefore planting trees close to the building could lead to future foundation and building maintenance issues. The required quantity of planter island shrubs is being met.

Should you have any questions or require additional information please do not hesitate to contact our office.

Sincerely,

Dynamic Engineering Consultants, PC



Justin A. Geonnotti, PE



Matthew Sharo, PE, PP

Cc: Eric Kelly (via email)
Gregg I. Adelman (via email)