



OFFICE OF THE BOROUGH ADMINISTRATION
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NOV 30 2022

Petition Before Swarthmore Borough Council

Conditional Use Application

Amend Zoning Ordinance

Curative Amendment

Map Change

PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Applicant/Petitioner

110 Park Avenue Owner, LLC
 Name: 112 Park Ave, LP
 Address: c/o W.S. Cumby, Inc.
938 Lincoln Avenue
Springfield, PA 19064
 Phone: (610) 328-5353
 Email: bill3@cumby.com

Property Owner (may be same as applicant)

Name: Same as applicant
 Address: _____
 Phone: _____
 Email: _____

If the applicant is not the legal owner, proof of equitable ownership must be provided with the application (agreement of sale/lease are acceptable)

Professional Services (Attorney Representing Applicant)

Name: Donald T. Petrosa, Esquire
 Address: 109 Chesley Drive
Media, PA 19063
 Phone: (610) 892-1858
 Email: dp@petrikin.com

(Architect/Designer/Engineer)

Michael S. McCloskey, AIA
 Name: Bernardon Architecture
 Address: 1315 Walnut Street, Suite 600
Philadelphia, PA 19107
 Phone: (215) 609-4609
 Email: mmccloskey@bernardon.com

Property Description

Location (Address, Intersection of Cross Street, general area): 102-104 and 110-112 Park Avenue

Folio Number: 43-00-00850-00, 43-00-00851-00, Present Zoning: TC Town Center District

43-00-00851-01, 43-00-00851-02, 43-00-00851-03, 43-00-00851-04

Present Land Use and Any Existing Improvements: The Celia Building and a garage building in the rear are located on the 102 Park property. The Celia Building is a mixed-use building with retail & residential apartments. It is vacant at this point, except for 3 of the apartments which will be vacated soon. The rear building at 112 Park is vacant, having been used for a variety of uses in the past, most recently for the Chester Children's Chorus. There are 3 single room offices on month-to-month leases in 110 Park. The rest of the building is vacant.

Project Description (If applicable, proposed language to be added or deleted from the Zoning Ordinance may be attached) Demolition of all existing structures on the consolidated property except for the front 52+/- feet of Celia Building which is to be preserved. After demolition, Applicants propose to build a 5 story mixed-use building with retail uses, parking, a vestibule, lobby, mail/package room and mechanical rooms on the ground floor and 30 residential units on the second through fifth floors.

Petition as requested from applicable section of the Swarthmore Borough Code: Section 1256.06 requires conditional use approval prior to the demolition of all structures in the Town Center District. The Celia Building at 102 Park Avenue and the front building known as 110 Park Avenue are listed as historic resources in the Borough of Swarthmore

"Historic Resources Survey" and are therefore considered buildings of historic value, as that term is defined in the Zoning Code and therefore Section 1256.06(a) is applicable. The demolition of 110 Park and the rear of 102 Park (the Celia Building) will not have a substantial negative effect on the character of the Town Center.

Applicant: 110 Park Avenue Owner, LLC / 112 Park Ave, LP

William S. Emby, Jr.
Print
William S. Emby, Jr.
Signature

Owner : William S Emby, Jr.
Print

William S. Emby, Jr.
Signature

For Borough Use Only

Date Filed: 11/30/2022

Amount Paid: \$1000

Received By: William S. Emby, Jr.

Hearing Date: TBD

Advertisement Date: TBD

Property Posed on: _____