

PENNDDEL BOROUGH

Application for Zoning Hearing Board

1 - PROPERTY OWNER

Name: Lotus 201 W Lincoln LLC Phone: _____

Address: 380 Red Lion Rd Suite 202 _____

City: Huntingdon Valley PA Zip Code: 19006 _____

2 - IDENTIFICATION – To be completed by all applicants

APPLICANT Name: Lotus 201 W Lincoln LLC Phone: _____

Address: 380 Red Lion Rd Suite 202 _____

City: Huntingdon Valley PA Zip Code: 19006 _____

APPLICANT'S Name: Chelsey D. Jackman, Esq Phone: 215-750-0110 _____

ATTORNEY Address: 680 Middletown Blvd _____

City: Langhorne Zip Code: 19047 _____

APPLICANT IS (Circle One): OWNER EQUITABLE OWNER TENANT WITH PERMISSION

3 - LOCATION OF PROPERTY

Street Location: 201 West Lincoln Hwy _____

Mailing Address: 201 W Lincoln Hwy City: Penndel _____

Zoning District: RC Parcel #: 32-00 3-055 Block: _____ Unit: _____

Deed Book and Page: _____

4 - CLASSIFICATION OF APPEAL

Appeal from Zoning Officer's Decision Request for Special Exception

Certification of Nonconforming Use/Lot Request for a Variance

Challenge to the Validity of Zoning Ordinance or Map

Extension of Time for Previously Granted Relief Other (specify) _____

5 - PROPERTY DESCRIPTION

Lot Size: 2 acres Lot Frontage: 350 feet Lot Depth: 5765 feet

Description of current use of property: _____

The current use is a vacant warehouse building.

Description of existing improvements of property: _____

There is an approximately 62,000 square foot building on the property

Description of proposed use and proposed improvements of property: _____

The Applicant intends to use the property for industrial storage (non-hazardous material) and warehousing. There will be only 2-3 employees and no traffic impact with the proposed improvements.

6 - ORDINANCE

State each section of the Penn del Borough Ordinance that is involved in this application and specific interpretation or relief requested from the section: _____

Section 405-18- Table 54: "Warehousing"

7 - VARIANCE

State the specific hardship claimed and reasons why a variance should be granted: _____

The building is so uniquely large that its use is limited. It has been vacant for many years and this use of warehousing, which does not impact traffic, nor has any negative impact on the neighbors, community, or general welfare, makes reasonable use of a 62,00 square foot

8 - SPECIAL EXCEPTION

State the specific legal grounds why the applicant is entitled to the Special Exception: _____

N/A

9 - PREVIOUS APPEAL

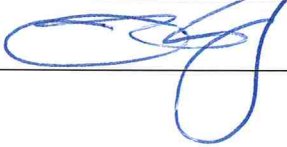
Has any previous appeal or application been filed in connection with this property? _____

Not to the Applicant's knowledge

10 - SIGNATURE

The Applicant hereby deposes and says that all of the above statements contained in this application are true and correct to the best of their knowledge and belief. I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent and we agree to conform to all applicable laws of Penn del Borough.

SIGNATURE OF APPLICANT



DATE

2/17/26
