

January 5, 2016

**RE: Proposed Zoning Law Change and Hearing on February 3, 2016**

Dear Easttown Neighbors:

We are writing on behalf of a growing group of residents and home owners (currently more than 70) who live on Berkeley Road, Dorset Road, and Devon Boulevard, as well as Waterloo Road, Exeter Road, Sugartown Road and other parts of Easttown, and who are very concerned with the construction of a **5 story, 135 unit apartment building, together with a 240 car parking garage**, which is being proposed for the east side of Devon Boulevard.

The apartment/garage project is **not permitted** under Easttown's current zoning laws, and the developer will be requesting the Board of Supervisors to dramatically **change the zoning law** to allow them to build this apartment and garage complex. That property is currently zoned for single family homes.

There is also a proposal for stores and restaurants on the **west** side of Devon Boulevard on the old Waterloo Gardens property. We **support** that part of the proposed development. The Waterloo Gardens property has long been zoned for retail use. No change in the basic zoning laws of Easttown is required to proceed with the stores and restaurants.

The Board of Supervisors have scheduled a hearing for **Wednesday, February 3<sup>rd</sup>, at 7:00 p.m. at Beaumont Elementary School** to consider the proposed changes in the zoning law. We hope you can attend this important meeting.

We believe the developers should go ahead and fix up the old Waterloo Gardens property immediately, rather than "hold it hostage" while they ask the Township to allow construction of the unprecedented apartment building and garage.

In short, we believe both the east and west sides of Devon Boulevard should be developed under the existing laws, and that the Township should not change its laws to benefit one developer or any one property owner.

Here are a few more facts. The proposed apartment building is 60 feet tall. It would be, by far, the tallest building in the Township. (The business district along Rt. 30 limits building height to 35 feet and most homes are 35 ft. tall or less). Indeed, it would be one of the tallest structures anywhere on Rt. 30 along the Main Line.

The proposed building has an unprecedented density. The Township allows up to "12 units per acre" on a five acre tract in its apartment district. The developers are proposing **135 units** on a little more than one acre!

The developer has built a similar building in Malvern, which is now operated by Korman Suites and is now renting units with a three month minimum. A photo of that building is attached. The proposed building in Easttown would be **taller** than the one in Malvern.

We strongly believe this project will change forever the residential character of this part of Devon and create unnecessary traffic, noise and density. The precedents of a 60 ft. structure and changing the zoning to benefit one property owner, are not in the best interest of the Township at large.

We intend to present our positions to the Board of Supervisors at the hearing on February 3<sup>rd</sup>.

A long time Easttown resident and neighbor of ours, Joseph Kohn who is a lawyer, is working with all of us on our presentation and will represent us at the Supervisors' meeting.

We hope you will consider joining our effort to preserve Devon, by joining our group and letting the Supervisors know of your concerns with this proposal on February 3<sup>rd</sup>.

If you would like to join with us, discuss this matter, or have any questions or comments, please feel free to contact Joe Kohn (610)-246-1434; [jkohn@kohnsswift.com](mailto:jkohn@kohnsswift.com)) or any of us listed below. Thanks!

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