

**IN RE:
APPLICATION OF
CEDAR HOLLOW PROPERTIES, LP
& PET SPA LLC**

**BEFORE THE ZONING HEARING BOARD
OF TREDYFFRIN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
APPEAL NO. 2025-20**

DECISION

The Zoning Hearing Board of Tredyffrin Township (the "Board"), after proper advertisement, met on Thursday, September 25, 2025, to hear evidence on the Application of Cedar Hollow Properties, LP and PET SPA LLC (the "Applicants"). The Applicants request a special exception pursuant to Chapter 208 of the Code of the Township of Tredyffrin (the "Zoning Ordinance"), Sections 208-61.B and 208-99.B(1), for approval of a pet grooming school use. The property subject of the Application is located at 2463 Yellow Springs Road, Malvern, Pennsylvania, UPI Number 43-3-23 (the "Property").

Present at the hearing were Board Chair Daniel McLaughlin, Board Vice Chair Robyn Forbes Drucker, Board Member Bradford Murphy, and Board Alternate Edward Sweeney. Also present at the hearing was Thomas F. Oeste of Buckley Brion McGuire & Morris, LLP, representing the Board as conflict solicitor. The Applicant was represented by Susan Line Boswell, Esquire. Erin McPherson, Tredyffrin Township Zoning Officer, was also present at the hearing.

At the conclusion of the hearing, the Board granted the relief requested by the Applicant. The Board issues the following Findings of Fact, Discussion, Conclusions of Law, and Order in support of its decision.

I. Findings of Fact

1. The following exhibits were offered and admitted as evidence at the hearing:

Zoning Hearing Board Exhibits

- | | |
|-----|---|
| B-1 | Zoning Application, with supporting documentation, dated June 3, 2025 |
| B-2 | Zoning Hearing Board Decision on Appeal No. 20-10 dated September 23, 2010 |
| B-3 | Proof of Publication with Legal Notice appearing in the <i>Daily Local News</i> on June 12, 2025, and June 19, 2025 |
| B-4 | Affidavit of Mailing of notice to neighboring property owners on June 11, 2025 |

- B-5 Affidavit of Posting on June 17, 2025
- B-6 Correspondence of Susan Line Boswell, Esquire dated September 20, 2025 re: Amendment to Zoning Application
- B-7 Affidavit of Mailing re: September 25, 2025 hearing
- B-8 Affidavit of Posting re: September 25, 2025 hearing

Applicants' Exhibits

- A-1 Current Deed to Property (Redacted)
- A-2 Lease of Property (excerpts)
- A-2a Lease Amendment
- A-3 Zoning Application
- A-4 Zoning Application Letter Amendment
- A-5 Photographs
- A-6 Email from Erin McPherson re: parking
- A-7 Tax Parcel Map (from ChescoViews)
- A-8 Zoning Ordinance Excerpts

The Code of the Township of Tredyffrin (the "Township Code") and Zoning Map are incorporated into the record by reference.

2. The hearing was originally scheduled for hearing on June 26, 2025, but at the request of the Applicants the hearing was continued on the record until the Board's September hearing date, September 25, 2025.

3. The hearing was duly convened on September 25, 2025, and the Applicants presented evidence in support of the Application.

4. The Property subject of the Application is located at 2463 Yellow Springs Road, Malvern, Pennsylvania, UPI Number 43-3-23 (the "Property").

5. The owner of the Property is Cedar Hollow Properties, LP.
6. Applicant PET SPA, LLC is the lessee of the Property pursuant to a Commercial Lease Agreement and First Amendment to Commercial Lease Agreement, admitted into evidence as Exhibits A-2 and A-2a, respectively.
7. The Property is located in the C-2 Commercial Zoning District.
8. PET SPA currently operates on the Property a pet boarding, pet daycare, and pet grooming businesses (the “Pet Businesses”).
9. The use of the Property for the Pet Businesses was authorized by a use variance granted by the Zoning Hearing Board by a Decision dated September 23, 2010 in Appeal No. 20-10.
10. PET SPA proposes to add an additional use to the Pet Businesses, specifically a pet grooming school which will teach pet care and ethical pet grooming skills.
11. The grooming school will operate inside the existing building from 9:00 AM until 3:00 PM with approximately three students in each class. Each class will last 8 to 12 weeks.
12. Zoning Ordinance Section 208-61.B, Table 61.1, permits a “business or private school” by special exception in the C-2 Zoning District.
13. Zoning Ordinance Section 208-6 defines a “school” as follows:

SCHOOL

Any building or part thereof that is designated, constructed or used for education or instruction in any branch of knowledge.

- (1) SCHOOL, ELEMENTARY Any school that is licensed by the state and meets the state requirements for elementary education.
- (2) SCHOOL, POSTSECONDARY (COLLEGE) An educational institution authorized by the state to award associate, baccalaureate or higher degrees.
- (3) SCHOOL, SECONDARY Any school that is licensed by the state and authorized to award diplomas for secondary education.
- (4) SCHOOL, TECHNICAL A school conducted for profit for such instruction as business, computers, art, music, trades, handicraft, dancing or riding.

14. Zoning Ordinance Section 208-99.B(1) permits by special exception the expansion of a use that was authorized by a variance.

15. The pet grooming school use proposed by the applicant is a type of “school” as defined by the Zoning Ordinance.

16. The Township did not oppose the requested special exception.

17. The proposed pet grooming school will have no adverse effect on adjoining properties or the Township in general.

II. Discussion

For a special exception, the Applicant has the burden of proving compliance with any express standards and criteria contained in the Zoning Ordinance required for the specific use, in this case, a school. The Zoning Ordinance does not include any express standards and criteria for a school use.

Zoning Ordinance Section 208-150.B includes standards that the Zoning Hearing Board must consider in deciding a special exception application. We conclude that PET SPA has met its burden for approval of the pet grooming school as a type of school. In the alternative, the pet grooming school is permitted by special exception as an expansion of the Pet Businesses that were approved by variance in 2010.

III. Conclusions of Law

1. The hearing was duly advertised, all required notices were given, and the hearing was duly convened.

2. This Decision and Order on the Application are timely rendered by the Board in accordance with the requirements of the MPC.

3. The Applicant has sufficiently established entitlement to the requested special exception.

Accordingly, based upon the above Findings of Fact, Discussion, and Conclusions of Law, the Board hereby enters the following:

IV. Order

AND NOW, this 23rd day of October, 2025, upon consideration of the Application of Cedar Hollow Properties, LP and PET SPA LLC for a special exception pursuant to Chapter 208 of the Code of the Township of Tredyffrin to use the property located at 2463 Yellow Springs Road, Malvern, Pennsylvania, UPI Number 43-3-23 as a pet grooming school, IT IS HEREBY ORDERED that the relief requested is GRANTED.

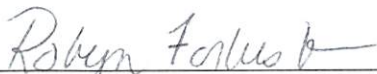
The special exception is granted subject to compliance with the following conditions:

1. The Applicants and the use of the Property for a pet grooming school shall comply with the representations made in the testimony and exhibits presented at the hearing and the Findings of Fact set forth hereinabove.

2. Except as modified by the special exception granted herein, the use of the Property for a pet grooming school shall comply with all applicable Township codes, ordinances, and regulations.

ZONING HEARING BOARD OF
TREDYFFRIN TOWNSHIP


DANIEL McLAUGHLIN, Chair


ROBYN FORBES DRUCKER, Vice Chair


BRADFORD MURPHY, Member


EDWARD SWEENEY, Alternate Member