

BUTERA ♦ BEAUSANG ♦ COHEN ♦ BRENNAN
A T T O R N E Y S A T L A W

H. Kenneth Butera
Stuart N. Cohen
William J. Brennan
Kevin A. Palmer
N. Curtis Ward
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Rodney S. Fluck

September 21, 2021

Via Regular Mail and Email mperrone@west-chester.com

Michael Perrone, Borough Manager
West Chester Borough
401 East Gay Street
West Chester, PA 19380

Michael F. Beausang, Jr.
1971-2011

Re: *Amendment to December 18, 2019 Agreement Between PAD WC LLC and West Chester Borough*

Dear Mr. Perrone:

This is a follow up to our conversations regarding PAD WC LLC trading as Sedona Taphouse West Chester ("Sedona"). It is seeking an amendment to the December 18, 2019 agreement ("Agreement") so as to allow an extension of premises from the Pennsylvania Liquor Control Board "PLCB" for more outdoor seating. Under section 2b of the Agreement, Sedona agreed to limit the outdoor seating to what was provided in Exhibit "A" of the Agreement. Sedona wishes to expand its seating onto the sidewalk area in front of the main entrance to its restaurant. Currently there is approximately 13 feet of sidewalk in front of the restaurant entrance and Gay Street. Sedona seeks to add approximately 8, four top tables on the sidewalk in the area between the building extending out nine feet from the building. This extended dining would be contiguous with the restaurant thus giving pedestrians four feet of walkway between patrons of Sedona and Gay Street.

Sedona would like the opportunity to discuss this proposal with Borough Council and request that this topic be put on the agenda for any appropriate meetings scheduled in October of 2021.

Thank you for your attention to this matter. Naturally, I am available for any questions you may have. I look forward to hearing from you.

Sincerely,

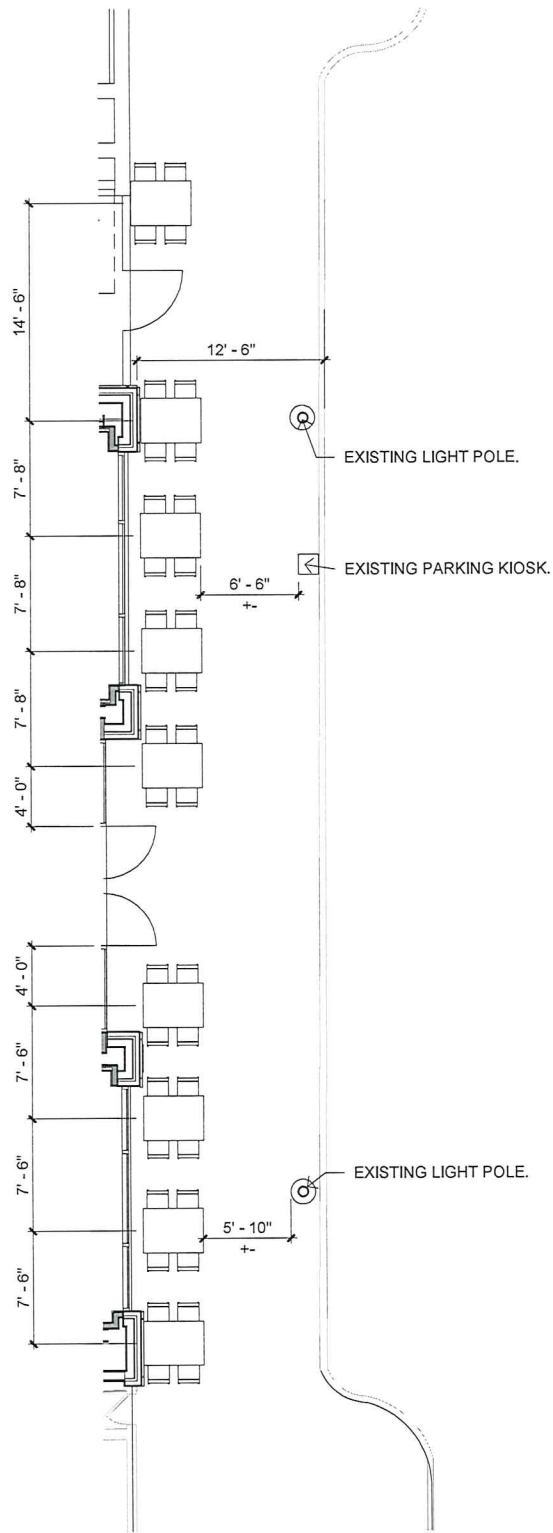
J. Kenneth Butera
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JKB:kaw

Via Email

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RECEIVED
SEP 24 2021



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SK-03

FIRST FLOOR SIDEWALK SEATING PLAN

SCALE: 1/8" = 1'-0"

<h1>SIDEWALK SEATING</h1>	SEDONA TAPHOUSE 44 W GAY STREET WEST CHESTER, PA	 ARCHITETRA P.C. <small>1500 E. Lancaster Ave. Suite 103 Paoli, Pa. 19301 (610) 995-9111 (610) 995 0510 fax</small>