

All County and Associates, Inc.

All County and Associates, Inc.
PO Box 472, St. Peters, PA 19470
(610)-469-3830
1-800-220-9165
www.all-county-assoc.com

August 13,2021

Borough of Pottstown
Attn: Borough Council
100 E High Street
Pottstown, PA 19464

RE: Permabond, LLC – 14 Robinson Street – Waiver Request

Dear Borough Council:

On Behalf of Permabond, LLC, we are formally requesting the following waivers from the Borough of Pottstown Ordinances.

Subdivision and Land Development Ordinance

Section 22-400.3.A Existing Features Off Site. The plan shall: show physical features and topography on the property surrounding the subject parcel for 100 feet unless a greater distance is deemed necessary by the zoning officer because of unconventional topographic conditions.

A waiver is requested for the off-site features given the scale and location of the project versus the property line.

Section 22-400.4.A.2.B(A) From the Proposed Building(S) To Existing Building(S) On Adjacent Properties.

A waiver is requested for the distance to existing structures on adjacent properties given the scale and location of the project versus the property line.

Section 22-400.5.A - Certification and Assurances: certification of a "Phase One" environmental site assessment shall be attached in accordance with ASTM (American Society for Testing and Materials) standards.

A waiver as the project is a replacement of an existing structure with minimized construction area.

Section 22-A402.1 – within 100 feet of any part of the land being subdivided or developed: the location, names, width, radii, curbs, sidewalks, and surface conditions of existing streets and alleys; the location and dimensions of existing rights-of-way and easements; the location of watercourses, floodplains, floodways, sanitary sewers, storm drains and catchments, utilities above and below ground; the location and width of existing curb cuts and/or driveways; the location of any zoning district boundary, municipal or county boundary, or recreational area; and other similar features.

A waiver is requested for the distance to existing structures on adjacent properties given the scale and location of the project versus the property line.

Section 22-A402.2 – within 100 feet of any part of the land being subdivided or developed: contour lines and elevation data; the location of existing structures and their use; parking areas; and significant landscape features.

A waiver is requested for the distance to existing structures on adjacent properties given the scale and location of the project versus the property line.

Section 22-A525.1– sidewalks and/or graded areas shall be required depending on road classification and intensity of development.

A waiver is requested, as the property is located in an industrial area with no other sidewalk on the side of the street as the project.

Section 22-A525.2 – sidewalks shall be placed in the right-of-way and parallel to the street, unless an exception has been permitted to preserve topographical or natural features or to provide visual interest, or unless the applicant shows an alternative pedestrian system that provides safe and convenient circulation. In commercial and in high-density residential areas, sidewalks may abut the curb. There shall be a grass strip of a minimum of four feet and a maximum of six feet between the curb and sidewalk.

A waiver is requested, as the property is located in an industrial area with no other sidewalk on the side of the street as the project.

Section 22-504 – in areas of any developed lot where there are no buildings, one shade tree shall be provided for every 8,000 square feet of total lot area. This shall be in addition to trees required for street frontage and parking lots.

A waiver is requested, as the majority of the site is wooded.

Section 22-505.1 – except as modified by chapter 25, trees, of the code of ordinances of the Borough of Pottstown, as amended, shade trees shall be provided along street frontage as follows:

<i>street frontage (feet)</i>	<i>number of trees</i>
<i>less than 40</i>	<i>1 tree minimum</i>
<i>40 to 59</i>	<i>2 trees minimum</i>
<i>60 or more</i>	<i>At least 3 trees, with a minimum of 1 tree every 30 feet with an average spacing of at least 1 tree every 30 feet</i>

A waiver is requested, as the existing street frontage is landscaped or woodland. A single shade tree is proposed in the area of no tree cover.

Section 22-508.1 – trees shall be uniformly distributed along the perimeter of parking areas and within the interior of parking areas in a quantity of not less than one tree per every eight parking spaces.

A waiver is requested, as the existing shade trees are uniformly located between the parking area and street on the parking lot. A singular tree is proposed for the paved area, with the remaining surrounded by woodland.

Section 22-510.1.A.d – the following uses must be screened with a fence or wall: storage areas, including trash storage loading areas and parking area adjacent to streets

A waiver is requested, as none of the proposed project alters the storage, loading or parking areas. The majority of the proposed work is surrounded by a wooded area.

Section 22-510.2.A.f – fences or walls shall be constructed of the following materials:

- brick
- stone
- wood
- concrete-based stucco
- wrought iron
- vinyl designed to look like wood

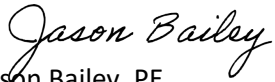
A waiver is requested, as none of the proposed project alters the storage, loading or parking areas. The majority of the proposed work is surrounded by a wooded area.

Section 22-510.3 – fences shall be higher than the material being screened, other than buildings. Fences shall have a minimum height of four feet. Although trees, shrubs and other landscaping are encouraged, they may not be used to substitute for fences.

A waiver is requested, as none of the proposed project alters the storage, loading or parking areas. The majority of the proposed work is surrounded by a wooded area.

The waivers, as granted and approved, will be added to the recording plans. A representative from All County and Associates will attend any necessary meetings to discuss this waiver, as well as any other issues that may arise. Please contact me with any questions or concerns.

Thank you,



Jason Bailey, PE
Civil Engineer
All County and Associates, Inc.