

## LEGAL NOTICE

**NOTICE IS HEREBY GIVEN** that the Burgess and Town Council of the Borough of Pottstown will hold a conditional use hearing on the Application of Mohammed Ammouri, 1000 N. Evans, Street, Pottstown, Pennsylvania, 19464, on Tuesday, October 12, 2021, at 6:30 p.m., in the Council Meeting Room, Pottstown Borough Hall, 100 E. High Street, Pottstown, Montgomery County, Pennsylvania. In addition to allowing the public to attend in person, due to the COVID-19 pandemic, specific instructions for public viewing, participating and providing comment can be found at the Borough website at [www.pottstown.org](http://www.pottstown.org).

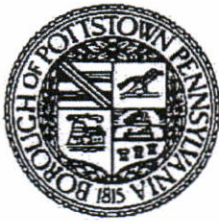
The Applicant is owner of property located at 21 North Hanover Street, Pottstown, Montgomery County, Pennsylvania (hereinafter referred to as "Subject Property"). The Subject Property is improved with a commercial building and is located in a Traditional Town Neighborhood Zoning District. The Applicant is requesting permission to use the second floor of the Subject Property as a dispatch and accounting office for Drainmen Plumbing, Inc., which is a conditional use as permitted by § 319.5 of the Pottstown Borough Zoning Ordinance, subject to satisfying certain conditions and criteria set forth in § 402.4.

At the time of the hearing, any affected person or party interested will be given full opportunity to be heard. Any person may be represented by counsel at the hearing.

**THE BURGESS AND TOWN COUNCIL  
OF THE BOROUGH OF POTTSTOWN**

Justin Keller, Manager

Charles D. Garner, Jr., Esquire  
Wolf, Baldwin & Associates, P.C.  
Solicitor



# Borough of Pottstown

Z #14-21

Borough Hall, 100 East High Street  
Pottstown, Pennsylvania 19464-9525

## ZONING CONDITIONAL USE APPLICATION

This application must be completed in its entirety.

Property Address: 21 N. Hanover Street, Pottstown, PA 19464

Parcel Number 16-00-13020-005 Zoning District TTN

Total Square Footage of Lot 1800

Property Owner: Mohammed Ammouri Phone: 610-340-8232

Address: 1000 N. Evans Street, Pottstown, PA 19464

Email Address: drainmenplumbing@gmail.com

Applicant Name: Mohammed Ammouri Phone: 610-340-8232

Address: 1000 N. Evans Street, Pottstown, PA 19464

Email Address: drainmenplumbing@gmail.com

Name of Business (if applicable): Drainmen Plumbing, Inc.

1. **Conditional Use Code Section:** Enter sections as related to this application.

Chapter 27; Part 3 Section 319-5

Chapter 27: Part 4 Section 402-4

2. **Is the property in Historic District:**  Yes  No

3. **Is the property currently:**  Owner occupied  Rental property

4. **Current land use (choose one):**

Single family detached  Single family attached  Multi-unit residential: \_\_\_\_\_ # of units

Single unit commercial  Multi-unit commercial: 2 # of commercial units;

Mixed Use: \_\_\_\_\_ # of Residential and \_\_\_\_\_ # of Commercial units

5. **Describe the requested Use in detail:** Dispatch and accounting office for Drainmen Plumbing, Inc.,

on second floor

6. Indicate what improvements/renovations you plan for this property, both internal and external: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. **Conditional Use criteria\*** is provided under Chapter 27; Part 4/Appendix A4.

\*We strongly encourage you to include with this application: Sufficient information to document compliance with the applicable standards of the Conditional Use chapter. If it is not provided with this application, it is REQUIRED to be presented at the hearing.

While each condition may vary, inclusions for consideration include (but are not limited to) the following examples:

- a. Traffic Studies (if required)
- b. Lease (if not owner occupied)
- c. If a condition limits "distance between existing uses" you are required to provide supporting documentation showing how you meet that requirement (i.e. Section 401.30)
- d. Child Care Facilities: You must provide sketches or pictures showing drop off areas, play areas, distance between facilities, etc.

**I certify that I am authorized to make this application; and to the best of my knowledge and belief, all the information on this form and its attachments is true and correct.**

Applicant Signature: \_\_\_\_\_ Date: 8/18/2021

Printed Name: Mohammed Ammouri

Property Owner Signature: \_\_\_\_\_ Date: 8/18/2021

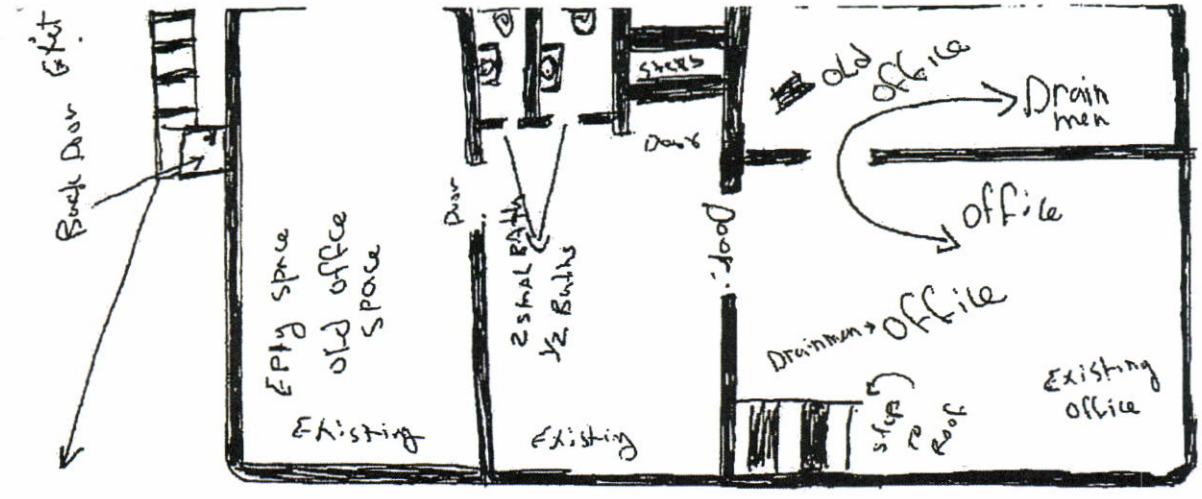
Printed Name: Mohammed Ammouri

**Submittal requirements:**

1. Fee (check)
2. Three application packets to include:
  - a. The application,
  - b. the sketch plan (if applicable),
  - c. a copy of the deed

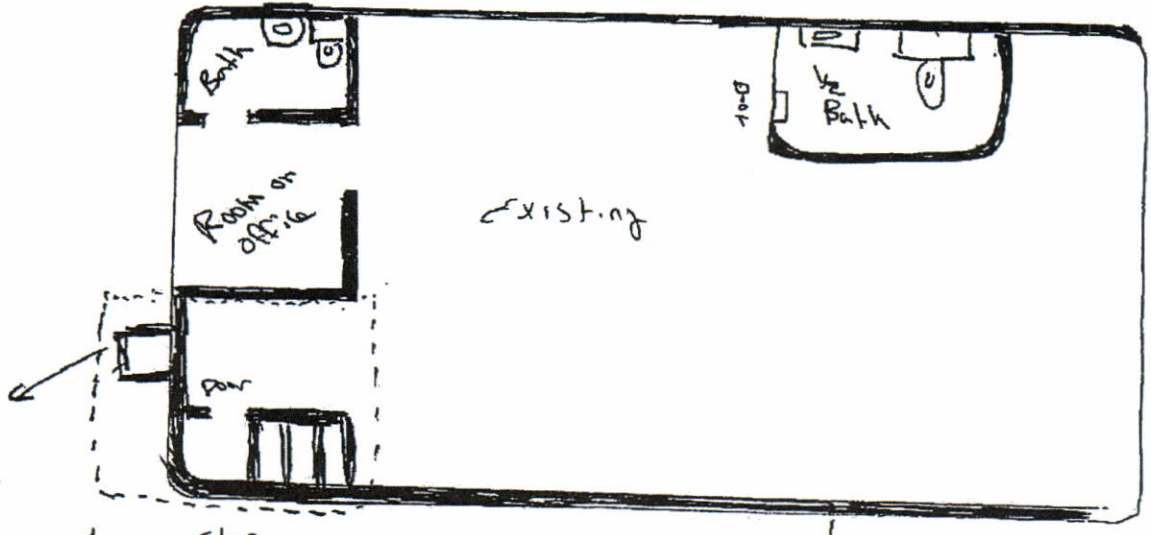
**AND**

3. One thumb/flash drive containing the full application packet and any supporting documentation



2nd floor  
21 N Hannover

Fire  
Escap  
Steps



Escap  
door  
Exit

Steps to Basement  
2nd steps to Roof

Extra  
Plan  
Floor  
Existing

2nd room  
2nd steps