

## 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 Anyae Ebo-Davis, 47 Beech Street, Pottstown, Pennsylvania 19464 on Wednesday, November 3, 2021, at 6:30 p.m. in the Council Meeting Room, Pottstown Borough Hall, 100 East High Street, Montgomery County, Pennsylvania. In addition to allowing the public to attend in person, due to the COVID pandemic, specific instructions for public viewing, participating, and providing, can be found at the Borough website at [www.pottstown.org](http://www.pottstown.org).

The Applicant is equitable owner/tenant of property owned by RUT ROW Properties located at 71 Beech Street, Pottstown, Montgomery County, Pennsylvania (hereinafter referred to as "Subject Property"). The Subject Property is located in a Traditional Town Neighborhood zoning district and is improved with a mixed use residential/commercial structure. The Applicant is requesting permission to use the Subject Property as a retail use with a business name titled M&J Kiddie Boutique which is permitted as a conditional use pursuant to Section 319.5 of the Pottstown Borough Zoning Ordinance subject to satisfying that criteria set forth in Section 402.1.

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

RECEIVED SEP 16 2021

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

Z#1521

## ZONING CONDITIONAL USE APPLICATION

This application must be completed in its entirety.

Property Address: 71 BEECH STREET POTTSTOWN PA 19464

Parcel Number 16-00-01288-00-1 Zoning District TTN

Total Square Footage of Lot 922

Property Owner: RUT ROW PROPERTIES Phone: 484-366-1161

Address: 71 BEECH STREET POTTSTOWN PA 19464

Email Address: rutrowproperties@gmail.com

Applicant Name: Anyae Ebo-Davis Phone: 2674329461

Address: 47 Beech st Pottstown pa 19464

Email Address: Anyaebrianna@gmail.com

Name of Business (if applicable): M&JKiddieBoutique

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

Chapter 27; Part 3 Section 319.5

Chapter 27: Part 4 Section 402.1

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: \_\_\_\_\_ # of commercial units;

Mixed Use: 1 # of Residential and 1 # of Commercial units

5. **Describe the requested Use in detail:** \_\_\_\_\_

A kids clothing retail store

**6. Indicate what improvements/renovations you plan for this property, both internal**

**and external:** Shelving & Racks

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**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: 9/15/2021

Printed Name: Anyae Ebo-Davis

Property Owner Signature: Curt Rutledge Digitally signed by Curt Rutledge  
Date: 2021.09.15 13:55:03 -0400 Date: 09/15/2021

Printed Name: Curt Rutledge

**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

Outside

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2,760 SF

Store Front  
(Retail)

71 Beech Street

Building Class: C



ORANGE BAGS ON WALL

TOP CLOTHES

Window

STORE SIGN

Inside THE BUILDING

SANITIZER

DOOR

Clothes RACKS

Clothes RACKS

ACCESSORIES

Clothes RACKS

Clothes RACKS

Bathroom

SANITIZER

REGISTER

EXIT