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Monday, January 16, 2023

Borough of Pottstown
Planning Commission
Borough Council
100 E. High Street
Pottstown, Pa. 19464

Re: Request for waivers of SALDO requirements
454 King Street Lot line adjustment plan

Dear Borough Officials,

On behalf of my client, I am respectfully requesting waivers of the following sections of the Borough's Subdivision and Land Development ordinance as they relate to the proposed subdivision plan.

1) Sections 22-402.1.B.(8), 22-A403.2 and 22-A403.3 regarding providing the base dimensional requirements of the TTN Zoning District and a tabulation of these requirements on the plan. Respectfully, I note that upon review of the Borough Zoning ordinance, there currently does not exist a listing of the "base dimensional requirements" within this district. I also note that this plan merely represents a transfer of ownership with no proposed changes to existing structures/improvements or uses of property.

2) Sections 22-A402.1 and 22-A402.2 to permit the use of aerial imagery to depict existing features within 100 ft. of the properties vs. actual survey as this plan merely represents a transfer of ownership with no proposed changes to existing structures/improvements or uses of property.

3) Section 22-A529.4B to not require placement of monuments at the property corners. Please note that all of the subject property corners are located either immediately adjacent to or within existing building facades and that placement of these required markers would require demolition of damage to the existing structures.

4) Section 22-501.A505 requiring the provision of Open Space Preservation or a fee in lieu of. Respectfully, I submit that this plan merely represents a change in ownership and does not propose any new uses/improvements that will impact current open spaces within the Borough

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5) Section 22-501.1 requiring the installation of street trees.
Respectfully, I submit that this plan merely represents a change in ownership. The installation of street trees, would require demolition/reconstruction of

Thank you for the Borough's kind consideration of these requests and should you have any questions or need any further information, please do not hesitate to contact me directly at (484) 638-0206 or via email at bradgr.otm@gmail.com.

Sincerely,

Bradford R. Grauel, PLS

Owner/President
OTM, LLC