



**Borough of Pottstown**  
RECEIVED SEP 19 2023  
Borough Hall, 100 East High Street  
Pottstown, Pennsylvania 19464-9525  
610-970-6520 LNIAdmin@pottstown.org

## **APPLICATION/APPEAL TO THE ZONING HEARING BOARD**

### **FEES (218/01.361.340):**

SINGLE FAMILY RESIDENTIAL  
\$750.00

MULTI-FAMILY RESIDENTIAL  
\$1500.00

COMMERCIAL  
\$1500.00

**\*\*Checks made payable to the Borough of Pottstown\*\***

### **What you need to submit:**

#### **6 Paper Copies & 1 Digital Each Consisting of the following:**

- 1) Completed application
- 2) Deed of the property
- 3) Site plans/plot plans
- 4) Floor plans, elevations, sections, photographs and other documentation that will illustrate the relief requested and explain the proposed project

### **Please note:**

**Only completed submissions will be accepted**

### APPLICATION/APEAL TO THE ZONING HEARING BOARD

Application is made on this 25 day of August, 2023, by the undersigned for the following: (Check all that apply)

- Appeal from a decision of the Zoning Officer dated: \_\_\_\_\_, 20\_\_\_\_.
- Variance from sections(s) 319 of the Zoning Ordinance.
- Special Exception pursuant to Section(s) \_\_\_\_\_ of the Zoning Ordinance.
- Challenge to Validity of land use ordinance.
- Appeal from an enforcement notice issued by Zoning Officer.

Property Address: 28 N Hanover St, Pottstown, PA, 19464

**1. Applicant:**

Name of Applicant: Edward Goodwin (Laurel and Fern Co LLC)

Address of Applicant: 357 1st Ave Phoenixville, PA, 19460

Telephone Number of Applicant: 4845028867

E-mail Address of Applicant: ed.g.j.goodwin@gmail.com

Applicant is:     Owner of Record     Equitable Owner     Tenant

Other (Explain Relationship) \_\_\_\_\_

**2. Owner of Property:**

Name of Owner: 30 N Hanover c/o April Barkasi

Address of Owner: 159 E High St Suite 500, Pottstown, PA 19464

Telephone Number of Owner: 610 842 3800

E-mail Address of Owner: abarkasi@cedarvilleeng.com

3. Legal Firm (if applicable): N/A

Attorney Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Attorney Mailing Address: \_\_\_\_\_

Attorney Email Address: \_\_\_\_\_

4. Property Identification:

Parcel Number: 16-00-12548-009

Property Address: 30N Hanover St, Pottstown, PA, 19646

Deed Book / Page Number: 6158 PG 00376 - 00380  
35,800

Property Area: \_\_\_\_\_ square feet or \_\_\_\_\_ acres.

Property Dimensions (feet): Width \_\_\_\_\_ Depth \_\_\_\_\_

Vacant

Present use of the property: \_\_\_\_\_

TTN

Zoning District of the property: \_\_\_\_\_

5. Existing Improvements: (Check All that apply)

Type of Construction:  Masonry  Wood Frame  Structural Steel

Reinforced Concrete  Other: N/A

Type of heating fuel use:  Gas  Oil  Electric  Coal

Other: STILL TBD

Type of sewage disposal:  Public  Private (explain) \_\_\_\_\_

Type of water supply:  Public  Private (explain) \_\_\_\_\_

Overall Dimensions of Existing Improvements: Height: VARIES UP TO 20 FT

Number of Stories: 1 Width of Building 35 FT Length of Building: 95 FT

Number of Bedrooms per Unit N/A Number of dwelling units per building: N/A

Number of Bathrooms per dwelling unit: Full N/A Partial 2 - (COMMER)

Off Street Parking spaces provided/unit: 0 Number Required/unit \_\_\_\_\_

On Street Parking spaces provided: \_\_\_\_\_

Is any portion of the property in a Floodway, Flood Fringe, Plain or drainage swell?

Yes  No.

If yes, attach a plot plan showing the location of the property, building improvements and the position of the floodway, fringe, plain or drainage swell.

**6. Description of Proposed Use/Basis for Appeal:**

Microbrewery - address of tenant to be known as 28 N Hanover

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**VERIFICATION**

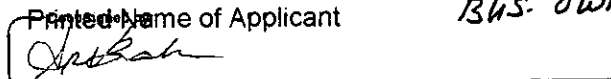
The information and statements in this application and any documents, plans or other information attached hereto are true and correct to the best of my knowledge, information and belief. This statement is made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

~~08/25/2023~~ 9/15/23  
Date:

DocuSigned by:  
  
Signature of Applicant

EDWARD GADWIN (TENANT -  
BUS. OWNER)  
Printed Name of Applicant

9/11/2023  
Date:

  
Signature of Owner  
April Barkasi

\_\_\_\_\_  
Printed Name of Owner

**PRIOR TO YOUR ZONING HEARING:**

BOROUGH COUNCIL WILL REVIEW YOUR APPLICATION DURING A COMMITTEE OF THE WHOLE MEETING. IT MAY BE BENEFICIAL FOR YOU TO ATTEND THIS MEETING.

COMMITTEE OF THE WHOLE MEETING AGENDAS ARE LOCATED ON OUR WEBSITE AT [WWW.POTTSTOWN.ORG](http://WWW.POTTSTOWN.ORG). A LINK TO AGENDAS AND MINUTES IS LOCATED AT THE BOTTOM OF THE HOME PAGE.

ONCE THIS APPLICATION HAS BEEN SUBMITTED TO THE LICENSING AND INSPECTIONS OFFICE, YOU SHOULD VERIFY THAT YOUR APPLICATION IS LISTED ON THE NEXT AGENDA. INFORMATION ON MEETING DATES AND TIMES IS PROVIDED ON OUR WEBSITE. YOU MAY ATTEND THE MEETING IN ANY FORUM OFFERED.

Rev 5-2023



## Borough of Pottstown

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

August 18, 2023

**Regular, Certified Mail and Email**  
**9214 8902 9562 6590 1602 9438 53**

Edward Goodwin  
357 1<sup>st</sup> Ave  
Phoenixville, PA 19460

cc: April Barkasi  
159 E High St, Ste 500  
Pottstown, PA 19464

And via email: [ed.g.j.goodwin@gmail.com](mailto:ed.g.j.goodwin@gmail.com)

via email: [abarkasi@cedarvilleeng.com](mailto:abarkasi@cedarvilleeng.com)

Re: 30 N Hanover St Parcel 1600 1254 8009

Mr. Goodwin,

Upon review of the information provided on the Zoning Review and Permitted Use Application, it is the opinion of this office that the proposed use of the property, or portion of, located at 30 N. Hanover St. as a Brewery or Microbrewery in the Traditional Town Neighborhood zoning district is not permitted and is **denied** (Chapter 27; §319). This use will require the granting of zoning relief.

The use is described as: Beer production, sales and service of beer, sales and service of snacks and merchandise sales. (Sketch attached.) I would like to note that I am unable to determine if this use would be considered a Microbrewery (per definition) as production details were not presented (Chapter 27; §1400).

Should you wish to apply for zoning relief, you must apply for and be granted a Variance through the Borough of Pottstown Zoning Hearing Board. It will be necessary for you to appear at the hearing and present evidence in support of your request.

I have attached a Zoning Hearing Board Application by email for your convenience. A link to our Code is on our website at [www.pottstown.org](http://www.pottstown.org). Information on the Zoning Hearing Board process is provided in Chapter 27; Part 9 and Appendix A9.

### **Appeal Right:**

You have the right to appeal the determination of the Zoning Officer by making application to the Borough of Pottstown Zoning Hearing Board within thirty (30) days from receipt of this notice. (Ord.1968 Ch. 27 Sec 1000, PA Municipal Planning Code Sec 914.1)

An inquiry was made as to the use of a food truck for food service. Food trucks may not operate from a public way and may not obstruct a public sidewalk (Chapters 13 and 21).

**Should you apply for and be granted a variance:**

1. Any physical changes/tenant fit-out of the structure will require plan submittal based upon the UCC Building code.
2. Upon the completion of the inspection process, you will be required to acquire a Business License through the Borough.
3. All Federal, State, and local requirements must be fulfilled.
4. Signage will require a permit.
5. All these processes require submission of applications and fees. This may not be the exhaustive list of requirements and you should consult the Borough ordinances for any additional.
6. Fats, Oils, and Grease Program requirements are explained below. Please discuss the requirements of this permit with Wastewater Treatment staff directly.
7. Forms are available on our website [www.pottstown.org](http://www.pottstown.org)

**Fats, Oils and Grease (FOG) Program:**


All food service establishments must submit a Fats, Oils and Grease (FOG) Program Permit Application to the Pottstown Wastewater Treatment Plant. A FOG application is enclosed. Questions about this application or your requirement to participate should be directed to Wastewater Treatment Plant staff by calling 610-970-6540.

As a new investor in Pottstown, I encourage you to visit [paidinc.org](http://paidinc.org) to learn more about the redevelopment of Pottstown and how PAED ([ipickpottstown.org](http://ipickpottstown.org)) may be able to assist you. Peggy Lee-Clark is our liaison and she is a wonderful asset for Pottstown investors. She can also provide information on Local Economic Revitalization Tax Assistance Program (LERTA) please reach out Peggy Lee-Clark at [pleeclark@paedinc.org](mailto:pleeclark@paedinc.org), or by phone at 610-326-2900.

If you have any questions, please contact me at either (610) 970-6508 or [wstokes@pottstown.org](mailto:wstokes@pottstown.org).

**You have the right to rely on the substance of this letter for the next sixty (60) days unless extended in writing by my office.**

Sincerely,



Winter Stokes, Zoning Officer  
Zoning/Planning Administrator  
Borough of Pottstown  
100 E High St  
Pottstown, PA 19464

cc: Chele Hallman: [openinganotherdoor@gmail.com](mailto:openinganotherdoor@gmail.com)  
Wastewater Treatment Plant Staff