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November 16, 2018

SMPAX17001

Mr. Keith Place, Licensing and Inspections Director
Code Enforcement Department
The Borough of Pottstown Zoning Department
100 East High Street
Pottstown, PA 19464

**RE: MODIFICATION REQUEST LETTER
 THE HILL SCHOOL QUADRIVIUM CENTER
 860 BEECH STREET
 POTTSTOWN, PA 19464**

Dear Mr. Place:

This Modification Request Letter is being submitted to Pottstown Borough by Pennoni Associates Inc., engineer of the above referenced project and on behalf of The Hill School (“**Applicant**”). The following are the formal written modification requests of the Applicant from the requirements of the Pottstown Borough Subdivision and Land Development Ordinance (“**SALDO**”). This letter details each specific modification request along with the justification for each request. I ask that you forward this modification request to the Planning Commission for consideration.

Ordinance Section 600 allows Borough Council to grant a modification to the SALDO if the following purpose is served:

Pottstown Borough Council may modify the requirements of one or more provisions of this Chapter if they will create an undue hardship on the applicant, using the standards set forth by the Pennsylvania Municipalities Planning Code.

The Applicant’s modification requests meet one, if not more than one, of the above listed standards.

SALDO Modification Requests:

Applicant requests the following modifications (i.e. waivers) from the SALDO in accordance with the Pottstown Borough Codified Ordinance (“**Ordinance**”). The modifications are warranted because there exists peculiar circumstances or conditions relating to the property which create undue hardships with respect to the reasonable development of the property. The hardships have not been created by the Applicant. The requested modifications are the minimum relief necessary to afford the Applicant relief and will not be adverse to the public interest. The granting of the requested modifications will preserve the purpose and intent of the SALDO.

1. **§400.2.C.** – *Show all existing underground features on the parcel, including but not limited to:*
 1. *Sanitary sewer lines and water lines.*
 - (a) *If any existing lines are to be abandoned, plans shall clearly note the following: "Any existing sewer or water lines to be abandoned, or any services which may have been*

previously abandoned not in accordance with the Authority standards, shall be cut and capped at the mains as per Pottstown Borough Authority specifications."

(b) Existing sewer and water lines to existing buildings that are to remain shall be verified as single and separate services with the appropriate Authority and the results noted on the plan.

2. Stormwater drainage.

A waiver from this section to show all existing underground features on the parcel is respectfully requested. The area of proposed development is less than 0.5 acres and the lot area in which the development is occurring is over 38 acres. Utilities in the vicinity of the development have been shown for design and coordination purposes.

- 2. §400.3.A. – Show physical features and topography on the property surrounding the subject parcel for a distance of 100 feet, unless a greater distance is deemed necessary by the Zoning Officer because of unconventional topographic conditions.**

A waiver from this section to show physical features and topography 100' beyond the parcel is respectfully requested. The area of proposed development is less than 0.5 acres and the lot area in which the development is occurring is over 38 acres. Physical features and topography in the vicinity of the development have been shown for design and coordination purposes. An overall site plan has been included with the submission and shows topography, buildings, and roads within and directly adjacent to the parcel.

- 3. §A.401.8. – The names of all abutting subdivisions, developments, or landowners, with deed book, volume, and page numbers where recorded.**

A waiver from this section to provide abutting property information is respectfully requested. The area of proposed development is less than 0.5 acres and the lot area in which the development is occurring is over 38 acres. The proposed development is located between two existing building in an area of the school campus that is not adjacent to abutting parcels.

- 4. §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 from this section to show these features within 100' of the proposed development is respectfully requested. The area of proposed development is less than 0.5 acres and is mainly an addition between two existing buildings. Physical features in the vicinity of the development have been shown for design and coordination purposes.