

**POTTSTOWN BOROUGH ZONING HEARING BOARD**  
**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that the Pottstown Borough Zoning Hearing Board will conduct a hearing on Wednesday, June 26, 2019, at 7:00 p.m. in the Council Meeting Room, 3<sup>rd</sup> Floor, Pottstown Borough Hall, 100 E. High Street, Pottstown, Pennsylvania, upon Application of Keystone Industrial Corp requesting a variance to Chapter 27, Section 338.2 of the Pottstown Borough Zoning Ordinance.

The subject property is situated at 861 Cross Street, Pottstown, Pennsylvania in the Heavy Manufacturing (HM) Zoning District. Applicant proposes to lease space for a silent auction of antiques and collectables which is not permitted in the HM Zoning District.

Copies of the Application may be examined by the public at the Pottstown Borough Licensing and Inspections Department, Pottstown Borough Hall, 100 E. High Street, 2<sup>nd</sup> Floor, Pottstown, Pennsylvania during regular business hours, 7:30 a.m. to 4:00 p.m., Monday through Friday.

At the time of the hearing, any affected persons or parties will be given an opportunity to be heard. Any party may be represented by legal counsel at the hearing. The Board reserves the right to conduct any other business that may come before it.

**POTTSTOWN BOROUGH ZONING  
HEARING BOARD**

Robert E. Johnson, Chairman

R. Kurtz Holloway, Esquire, Solicitor

File No. \_\_\_\_\_  
Date Fully Completed Application Received \_\_\_\_\_  
Date of First Advertised Hearing \_\_\_\_\_  
Amount of Fees Paid \$ \_\_\_\_\_ Receipt No. \_\_\_\_\_

(DO NOT WRITE ABOVE THIS LINE)

**ZONING HEARING BOARD  
BOROUGH OF POTTSTOWN, PA 19464**

**APPLICATION / APPEAL**

Applicant(s) Keystone Industrial Corp. \_\_\_\_\_  
Name Name  
861 Cross St. \_\_\_\_\_  
Address Address  
Pottstown, PA 19464 \_\_\_\_\_  
Address Address  
JTomasto@InnovativeMachining.biz \_\_\_\_\_  
Email Address Email Address  
610-716-5701 \_\_\_\_\_  
(Phone) (Phone)

Applicant's Attorney:  
\_\_\_\_\_  
Name  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
Email Address  
\_\_\_\_\_  
Phone

**Request for Hearing:**

In accordance with the provisions of Section 905 of the Borough of Pottstown Zoning Ordinance, a hearing before the Zoning Hearing Board is requested in which the applicant(s) will seek an adjudication of the matter(s) indicated below:

**General Information about the Land:**

1. The land involved belongs to:

- A. Record Owner(s): Keystone Industrial Corp
- B. Date purchased: 9/25/95
- C. Deed Book \_\_\_\_\_ Page \_\_\_\_\_ (Attach copy of Deed)
- D. Equitable Owner(s): Keystone Industrial Corp
- E. Date of Agreement: September 19, 1995

2. The land is located as follows:

- A. Name of street providing primary access: Cross St.
- B. Address: 861 Cross St, Pottstown, PA 19464
- C. Which side of street: North Side
- D. Identify nearest street intersection and approximate distance and direction: Cross & Kiera (on corner)

3. The land is configured as follows:

- A. Width at street (frontage): 146'
- B. Approximate average width: 146'
- C. Approximate average depth: 323.62
- D. Lot / parcel size: See Tax Map

4. Present improvements on the land are:

New Building Constructed on 2008 - Parking Lot

5. Present use is:

Machine Shop & Storage (warehouse)

6. Zoning District: NR TTN D NB DG GE GW P FO HB **HM**

7. Improvements being proposed:

N/A

8. Proposed use:

Sale, Collectables & Antique (silent Auction)

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**Type of Proceeding(s): (check all that applies)**

1. A variance is requested to Chapter 27, Section(s) 338 Part 2. of the Zoning Ordinance.

2. A variance is requested to Part 3, Section 314 relating to uses permitted in a Floodplain Overlay District.

3. A variance is requested to Part 3, Section 315 relating to uses permitted in an Airport Overlay District.

4. A special exception is requested as allowed in Chapter 27, Section \_\_\_\_\_ of the Zoning Ordinance.

5. This is an appeal from the determination of the Zoning Officer with respect to the granting, denial or failure to act on an application for a permit.

6. This is an appeal from an enforcement notice issued pursuant to Section 616.1 of the Pennsylvania Municipalities Planning Code. (Attach a copy of the enforcement notice)

7. This is a substantive challenge to the validity of a land use ordinance or map, or a provision thereof. (The customary written challenge should be filed with this application).

8. This is a challenge to the validity of a land use ordinance raising procedural questions or alleging defects in the process of adoption. (The customary written challenge should be filed with this application)

9. Any other appeal from a determination by an officer, body or agency of the Borough charged with the administration of any land use ordinance or application thereunder, to the extent that determination is appealable to the Zoning Hearing Board under the Municipalities Planning Code.

**The Status of the Applicant(s) is: (check one)**

A. A person who has an interest in land, the use or development of which is prohibited or restricted by an ordinance or map, or a provision thereof. (Landowner must attach a plot plan as set forth in #8 below).

B. A person affected by a use or development permitted on the land of another by an ordinance or map, or a provision thereof.

**Specific Information about this application / appeal:**

(Set forth in complete detail what relief you are seeking from the Zoning Hearing Board; a brief summary of the necessary facts to be proved at the hearing; what law or legal theories pertain; what hardships will be shown; which provisions of ordinances or maps are being challenged; what official determination, action or failure to act is being appealed, etc. Attach additional sheets if necessary).

WANT RELIEF FOR USE TO SELL COLLECTABLES IN A SILENT AUCTION  
REQUESTING A VARIANCE TO LEASE OUT UNUSED SECTION BUILDING  
TO HELP W/ SET INCREASING TAX BURD

**By signing this application, the applicant(s) certifies as follows:**

1. The applicant(s) is the owner of the land in question, he/she has attached a plot plan showing the location, lot size, dimensions, north point, scale, adjoining owners, existing buildings and improvements, and proposed buildings and improvements.
2. The applicant(s) has received and read the document entitled "Information for Persons Appearing Before the Zoning Hearing Board".
3. All the information and statements in this application and any documents or plans filed in this matter are true and correct to the best of the applicant's knowledge, information and belief and applicant(s) understands this verification is made subject to the penalties of 18 PA C.S.A. Section 4904 (relating to unsworn falsifications to authorities).

Keystone Industrial Corp.  
Property Owner (Print)

\_\_\_\_\_  
Agent (Print)

  
Owner's Signature

5/2/19  
Date

\_\_\_\_\_  
Agent's Signature

\_\_\_\_\_  
Date

**Specific Information about this application / appeal:**

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The Pottstown Area Seniors' Center (dba TriCounty Active Adult Center) is a nonprofit organization requesting a variance in order to lease unneeded space in our new building, the proceeds of which will support our mission. In order to do this, we will need relief from:

334.2 - A church is interested in leasing one of our available spaces, but is not an allowable use in the Gateway East zone.

500.1- We are proposing to have multiple uses on our property

712 - In order to accommodate tenants (current and future), as well as to satisfy a donor who has sponsored the naming of the building, we are requesting an additional 72 square feet of signage.

see attached for additional information

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Keystone Trusteal Corp  
Property Owner (Print)

[Signature]  
Owner's Signature

5/7/19  
Date

\_\_\_\_\_  
Agent (Print)

\_\_\_\_\_  
Agent's Signature

\_\_\_\_\_  
Date

BEFORE THE ZONING HEARING BOARD  
OF THE BOROUGH OF POTTSTOWN  
MONTGOMERY COUNTY, PENNSYLVANIA

IN RE:

**ENTRY OF APPEARANCE**

To The Zoning Hearing Board:

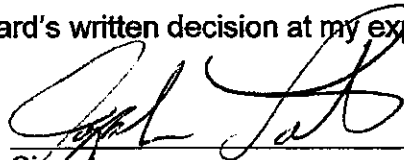
1. Please enter my appearance in this action

\_\_\_\_\_ as a party under Section 908(3) of the Municipalities Planning Code.  
\_\_\_\_\_ as attorney for \_\_\_\_\_

② I do/do not wish a copy of the transcript at my expense.

③ I do/do not wish a copy of the Board's written decision at my expense.

5/7/19  
Date

  
Signature

274 Hartman RD, Pottstown Pa 19465  
Address

For Zoning Hearing Board Use Only

1. Was the person questioned about standing? \_\_\_\_\_
2. Was there an objection to standing? \_\_\_\_\_
3. Was the person "affected" by the application? \_\_\_\_\_
4. Was the person granted status as a party? \_\_\_\_\_

\_\_\_\_\_  
Signature

Google Maps 880 Cross St



Image capture: Sep 2012 © 2019 Google

Pottstown, Pennsylvania

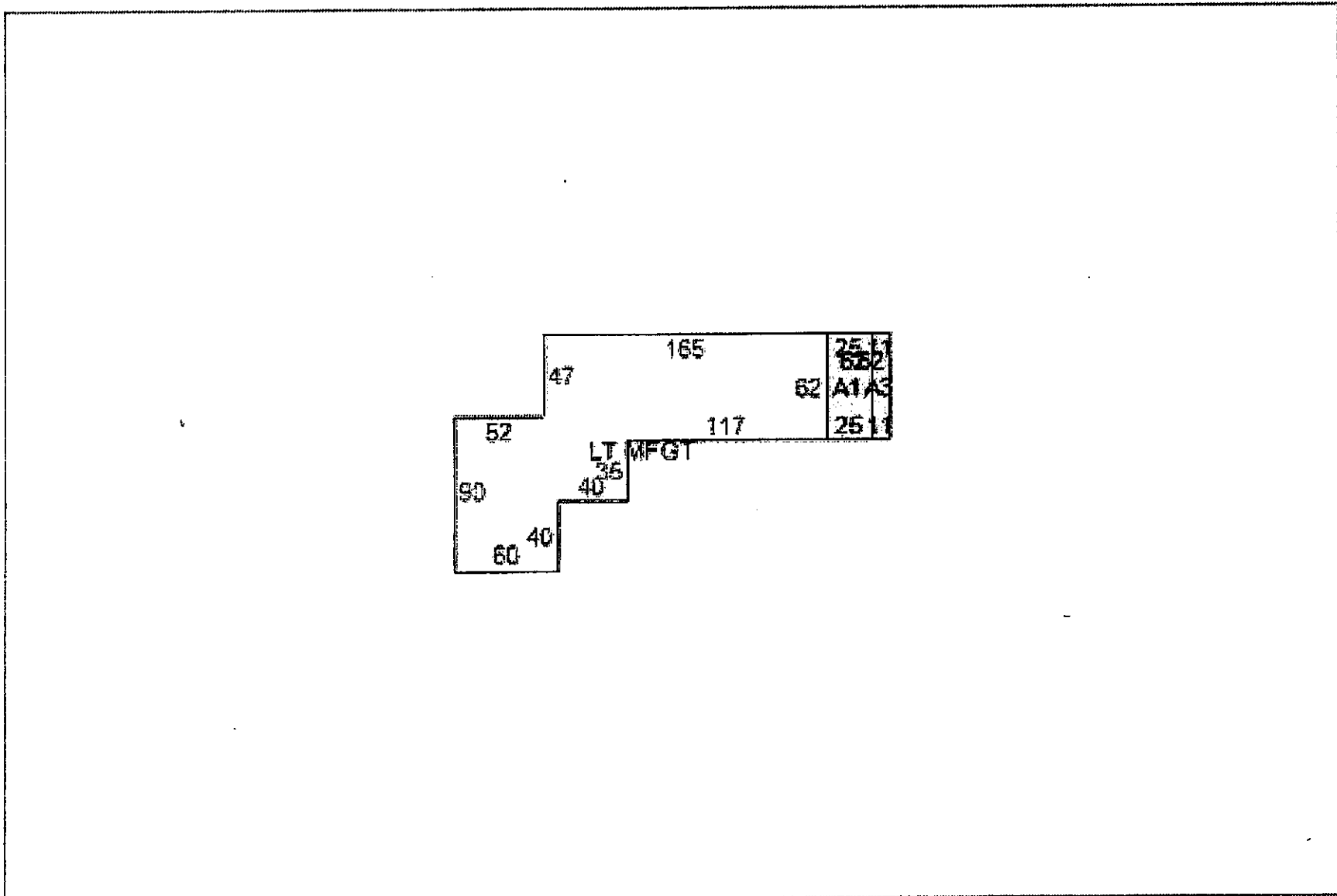
Google

Street View - Sep 2012



PARID: 160006820004  
KEYSTONE INDUSTRIAL CORP

861 CROSS ST

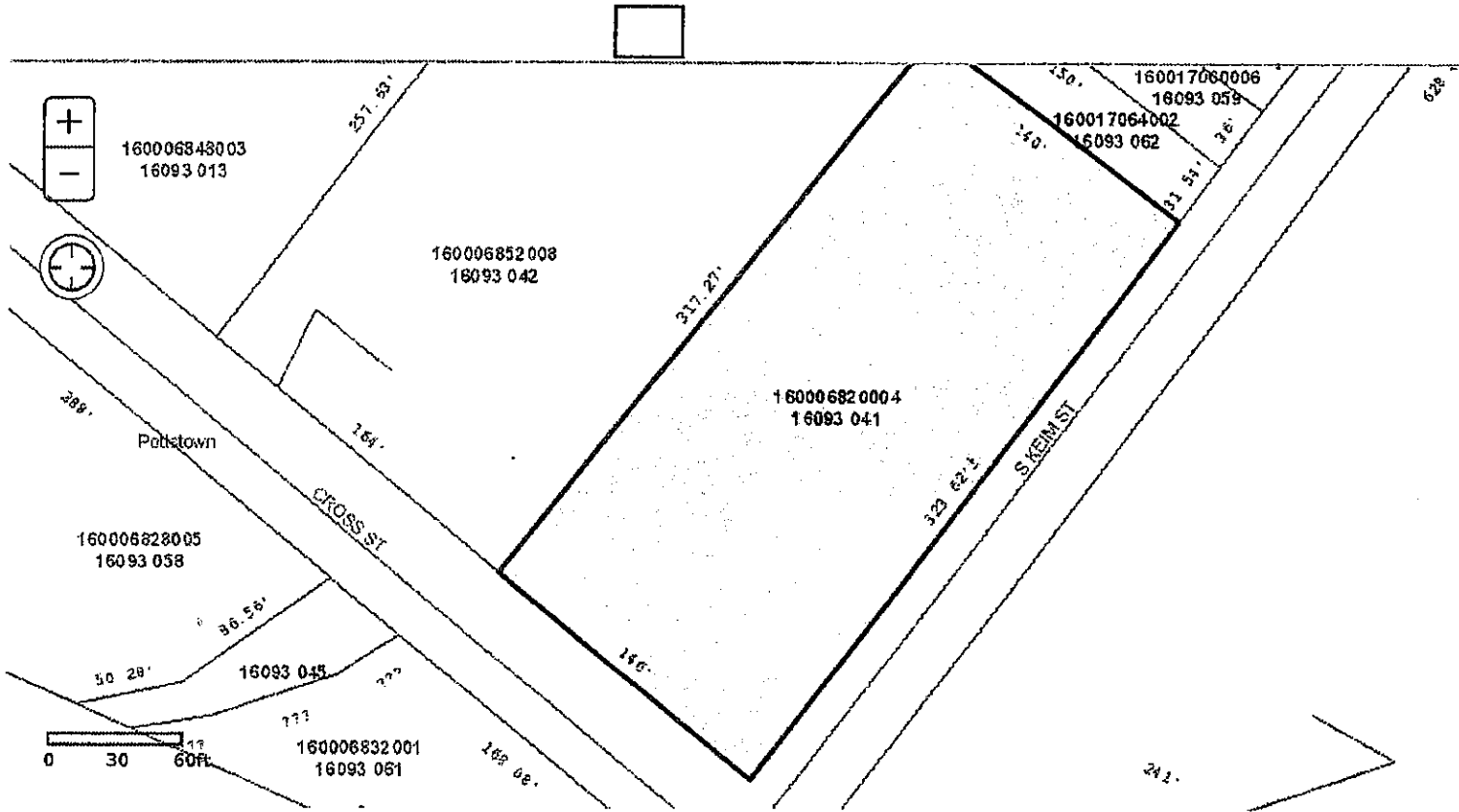


Printed on Tuesday, April 30, 2019, at 10:33:32 AM EST

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KEYSTONE INDUSTRIAL CORP

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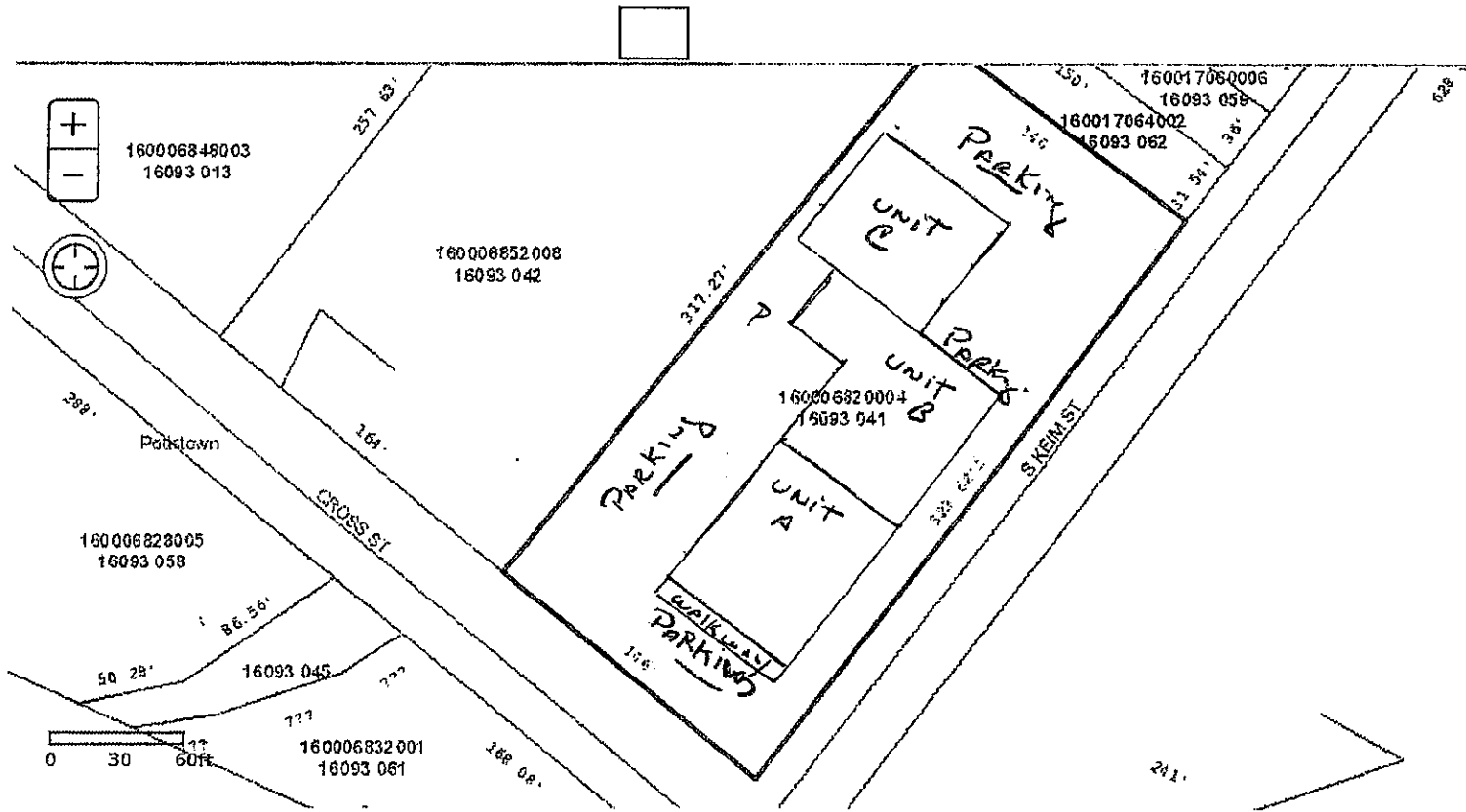
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PARID: 160006820004  
 KEYSTONE INDUSTRIAL CORP

861 CROSS ST

**Parcel**

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TaxMapID	16093 041
Parid	16-00-06820-00-4
Land Use Code	3325
Land Use Description	I - IND:ONE STORY WHSE/MFG 15-25000 S.F.
Property Location	861 CROSS ST
Lot #	1
Lot Size	1.131 ACRES
Front Feet	140
Municipality	POTTSTOWN
School District	POTTSTOWN
Utilities	ALL PUBLIC//

**Owner**

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Name(s)	KEYSTONE INDUSTRIAL CORP
Name(s)	
Mailing Address	274 HALTEMAN RD
Care Of	
Mailing Address	
Mailing Address	POTTSTOWN PA 19465

**Current Assessment**

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Appraised Value	Assessed Value	Restrict Code
489,250	489,250	

**Estimated Taxes**

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County	1,692
Montco Community College	191
Municipality	6,201
School District	19,876
Total	27,960
Tax Lien	Tax Claim Bureau Parcel Search

**Last Sale**

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Sale Date	19-SEP-95
Sale Price	\$60,000
Tax Stamps	600
Deed Book and Page	5126-0793