

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

IN RE: Hancock Professional Building, LP

MEMORANDUM DECISION

Hancock Professional Building, LP ("Applicant") filed an application to the Pottstown Zoning Hearing Board ("Board") requesting a variances to Chapter 27, Section 712 and 703.8B of the Pottstown Borough Zoning Ordinance of 2003, as amended ("Ordinance"). Applicant proposes to install an electronic sign with changeable messages which is not permitted in the Traditional Town Neighborhood District. In addition, the sign would have an area of 33.8 SF and height of 75 inches, both in excess of the size and height permitted by the Ordinance. The subject property is situate at 625 (a/k/a 617) N. Charlotte Street in the Borough of Pottstown, Montgomery County, Pennsylvania (hereinafter "Subject Property"). A public hearing on the above application was held on March 28, 2018 at the Pottstown Borough Hall, 100 East High Street, Pottstown, Pennsylvania, pursuant to notice as required by the Ordinance and by the Pennsylvania Municipalities Planning Code ("MPC"). Having considered the evidence and the testimony presented, the Board makes the following summary Findings of Fact, Conclusions of Law and Order:

FINDINGS OF FACT

1. Only a portion of the proposed sign would be electronic. The dimensions of the electronic portion will be 72 inches by 36 inches. The overall size of the sign is set forth above.

CONCLUSION OF LAW

1. The Board concludes that the Applicant has met its burden of proof to justify the granting of the required variances.

ORDER

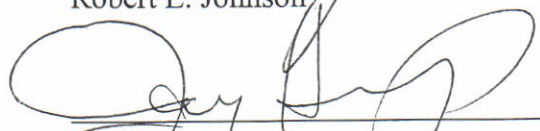
The Board, by unanimous vote, grants the Applicant variances to Chapter 27, Section 712 and 703.8B of the Ordinance to replace the existing sign with a sign that has a portion which is electronic and which does not exceed the dimensions entered into evidence and which is otherwise consistent with the evidence presented at the hearing and subject to the following condition:

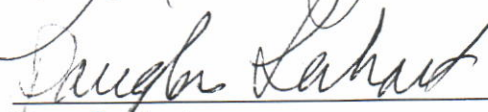
1. The sign shall fully comply with all of the requirements for electronic signs set forth in Section 703.8.B.(1) through (8) of the Ordinance.

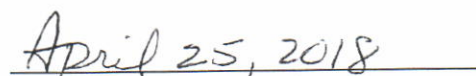
The Board reserves the right to prepare full Findings of Fact and Conclusion of Law to support the decision if an appeal is filed.

BOROUGH OF POTTSTOWN
ZONING HEARING BOARD


Robert E. Johnson


Jay Harp


Doug Lenhart


Date of Written Decision