

PUBLIC NOTICE

On May 25, 2023 at 7:00pm, the West Vincent Township Zoning Board will conduct a public hearing at the West Vincent Township Building to consider the following application:

The Application of Pothouse-Kimberton, LLC, owner of 986 and 990 Pottstown Pike, Chester Springs, PA 19425, tax parcels 25-6-84 and 25-6-70 seeks several forms of relief. Parcel 25-6-84 is currently a non-conforming two-unit apartment building and parcel 25-6-70 is vacant land. Owner has submitted a plan for the coordinated development of the two parcels.

Applicant seeks to terminate the non-conforming use on parcel 25-6-84 and replace it with a use they believe is permitted: urgent care medical office. As to that parcel three forms of relief are requested:

- a) if the use as a non-conforming apartment continues, a special exception pursuant to West Vincent Township Zoning Ordinance §390-204.C to permit increasing the floor area of the building by no more than 50%,
- b) if the use of building is changed to urgent care office, an interpretation that the proposed additions to the building are permitted by right, and
- c) if the use of the building is changed to an urgent care office, and the proposed additions to the building are NOT permitted by right, such variances or special exceptions necessary to enlarge the building.

Applicant seeks a dimensional variance for a proposed self-storage facility from the provisions of §390-54.C of the West Vincent Township Zoning Ordinance to allow a side yard setback of 35 feet where 75 feet is required, and such other relief as is required.

Full opportunity will be given to any citizen and all parties interested in being heard at the above public hearing.

James S. Tupitza
JAMES S. TUPITZA, ESQUIRE
Solicitor for West Vincent Township
Zoning Hearing Board