

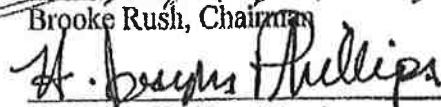
**ORDER**

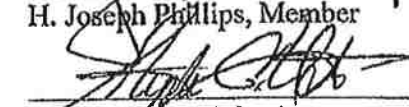
**NOW THEREFORE**, on this <sup>10<sup>th</sup></sup> day of September 2019, by a vote of 3-0, the Board grants a variance from Section 2902.5 to permit the garage doors to be included in ambient or natural light calculation; denies as moot the request for variance under Section 2902.5 for a reduction in the required square footage of ambient light; and, grants a variance from Section 2902 to permit no plumbing fixtures or facilities in the Storage Building, subject to the following terms and conditions:

1. The Stone Depot will operate only in daylight hours;
2. No customers shall be permitted in the Storage Building, and there shall be no access to the Storage Building by customers or members of the public who are not employees of The Stone Depot;
3. The construction of the Storage Building will otherwise require all applicable permits and approvals and shall comply with other regulations as applicable;
4. Should the Storage Building be connected to electric service in the future, the Applicant shall submit all applicable permit, applications to Hilltown Township that shall include fully sealed electrical drawings or plans;
5. If the Storage Building is used for customer service or sales the Applicant must file for and obtain all appropriate permits or other relief for the Storage Building that shall include compliance with the applicable lighting and plumbing requirements of the IBC; and,
6. The Storage Building shall be constructed and operated in accordance with the testimony and exhibits presented to the Board.

**HILLTOWN TOWNSHIP UCC APPEALS BOARD**

  
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Brooke Rush, Chairman

  
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H. Joseph Phillips, Member

  
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Stephen Yates, Member

[did not participate]  
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Mark Funk, Member