

NOTICE IS HEREBY GIVEN THAT THE ZONING HEARING BOARD OF UPPER MORELAND TOWNSHIP WILL HOLD A PUBLIC HEARING ON THURSDAY, FEBRUARY 11, 2021 AT 7:30 PM AT THE MUNICIPAL BUILDING, 117 PARK AVENUE, WILLOW GROVE, PA. ALL AFFECTED OR INTERESTED PARTIES ARE INVITED TO ATTEND AND OFFER TESTIMONY. A COMPLETE COPY OF THE PETITION TO THE ZONING HEARING BOARD IS AVAILABLE FOR PUBLIC INSPECTION AT THE CODE ENFORCEMENT OFFICE DURING NORMAL BUSINESS HOURS. AS SEATING WILL BE LIMITED IN THE TOWNSHIP BUILDING THE ZHB WOULD ASK THAT ANY INTERESTED PARTIES SUBMIT QUESTIONS OR CONCERNS WITH ANY HEARINGS AT LEAST 1 WEEK IN ADVANCE OF THE HEARING. QUESTIONS OR CONCERNS CAN BE SENT TO THE CODE ENFORCEMENT OFFICE OR EMAILED TO EMAGGEO@UPPERMORELAND.ORG

P. H. #21-2(3)

Petition of David Pflugfelder for property located at 202 Madison Road, Willow Grove, PA 19090. Applicant seeks a variance from Upper Moreland Township Code Chapter 350, Art. XXIV, Sec. 350-172.A(2a) for an accessory building in the required front yard area; A variance from Sec. 350-172.A(2b) and Art. VII, Sec. 350-39.B for a side yard setback of 4 feet instead of the minimum 10 feet; A variance from Sec. 350-172.A(2d) for a separation distance of 1.5 feet instead of the minimum 10 feet between buildings. Applicant has requested such relief for a previously constructed 20-foot by 12-foot accessory structure. Property located in the R-4 Zoning District.

P.H. #21-3

Petition of Mark Daley for property located at 1005 W. Moreland Road, Willow Grove, PA 19090. Applicant seeks a Variance from Upper Moreland Township Code Chapter 350, Art. VII, Sec. 350-38 to increase non-conforming impervious surface area from 52 percent to 56 percent where a maximum 40 percent is permitted. Applicant proposes to replace an existing wood deck and add a new section with ramp. Property located in the R-4 Zoning District.

PH#21-4(2)

Petition of Richard Hamilton for property located at 1480 Creek Road, Huntingdon Valley, PA 19006. Applicant is appealing the enforcement notice from Township Zoning Officer for keeping and/or raising of livestock. In the alternative, applicant requests a Special Exception from Upper Moreland Township Code Chapter 350, Art. III, Sec. 350-9.D to permit the keeping of goats on the property; A variance from Sec. 350-9 to permit a building which houses goats less than 100 feet from a street or property line; A variance from Art. XXIV, Sec. 350-169.B to permit a 5 foot fence within the front yard restricted area. Property located in the R Zoning District.

PH#21-5(11)

Petition of New Century Associates Group, L.P. for property located at 2068 County Line Road, Huntingdon Valley, PA 19006. Applicant seeks an interpretation of Upper Moreland Township Code Chapter 350, Art. XIV, Sec. 350-82.Q that an outdoor movie screening area is an accessory use to the principal movie theater use. In

the alternative, applicant seeks a variance from Sec. 350-82.E(1) to permit an outdoor motion-picture establishment. Property located in the SC Zoning District.

Paul E. Purtell, Zoning Officer

Elda Maggeo, Secretary

January 28, and February 4, 2021

Montgomery County Record

Proof of Publications