

NOTICE IS HEREBY GIVEN THAT THE ZONING HEARING BOARD OF UPPER MORELAND TOWNSHIP WILL HOLD A PUBLIC HEARING ON THURSDAY, JUNE 23, 2022 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.

P.H. #22-6(4) (Amended)

Petition of L&A Forever, LLC for property located at 1740 County Line Road, Huntingdon Valley, PA 19006. Applicant is appealing the Zoning Officers denial of the Use Permit Application to utilize the property for commercial vehicle parking along with the amended enforcement notices dated May 26, 2022 relating to violations of the Upper Moreland Township Stormwater Management Code, and dated May 26, 2022 relating to violations of the Upper Moreland Township Zoning Code. In the alternative applicant requests the following zoning relief: A variance or special exception from Upper Moreland Township Code Chapter 350, Article XVIII, Section 350-110.A for commercial vehicle storage and parking; A variance from Section 350-110.A for use not within a completely enclosed building or within a court enclosed on all sides by buildings; A variance from Section 350-111 for a use which is noxious or offensive by reason of odor, dust, smoke, gas, vibration or noise; A special exception from Section 350-111 for a public garage; A variance from Section 350-112.B for use within the minimum front yard setback of 25 feet; A variance from Section 350-112.F for a commercial use within 100 feet of a residential tract; A variance from Section 350-232 to operate a commercial use without first obtaining a permit for change of use; A variance from Section 350-232 to alter, improve or develop a lot without first obtaining a permit. Applicant requests the following relief under Chapter 287, Article 1, Section 287-37.A, Stormwater Management; Section 287-37.B; Section 287-35 and Section 287-3: relief for removal of previously approved stormwater controls under resolution 97-29; Modification of an existing stormwater control without approval from Upper Moreland Township; altering and/or changing the functioning of an existing stormwater control without written approval from Upper Moreland Township; and relief from prohibited discharges due to alteration of existing stormwater control. Property located in the S-small limited industrial district.

P.H. #22-18

Petition of Patricia Hoster for property located at 2580 Pioneer Road, Hatboro, PA 19040. Applicant seeks a variance from Upper Moreland Township Code Chapter 350, Art. VI, Sec. 350-34 for a side yard at 9 feet instead of the minimum 20 feet; A variance from Sec. 350-34 for a side yard aggregate of 19.41 feet instead of the minimum 30 feet. Applicant proposes to construct an addition on rear of dwelling and attach the existing detached accessory building. Property located in the R-3 Zoning District.

P.H. #22-20((8))

Petition of Hutton Build, BL Companies for property located at 2711-2717 Easton Road, Parcel #59-00-05452-0006, 59-00-05449-009 and 59-00-05446-003. Applicant seeks a variance from Upper Moreland Township Code Chapter 350, Art. XIII for an impervious surface area of 70 percent where 60 percent is permitted. The site is existing non-conforming at 88 percent; A variance from Section 350-184 for more than on principal use on any lot or parcel of ground; A special exception from Section 350-75.C for a

Commercial Use not otherwise provided for. Applicant proposes to develop properties for a Mod Car Wash and Take Five oil change facility. Properties located in the C-2 Zoning District.

P.H. #22-21

Petition of Pamela & Steven Borell for property located at 101 Krewson Terrace, Willow Grove, PA 19090. Applicant seeks a variance from Upper Moreland Township Code Chapter 350, Art. VII Sec. 350-39.A for a front yard setback of 17 feet instead of the minimum 20 feet; Applicant proposes to rebuild the existing two-story sun porch. Property located in the R-4 Zoning District.

Paul E. Purtell, Zoning Officer

Elda Maggeo, Secretary

June 9, and June 16, 2022

Montgomery County Record

Proof of Publications