

NOTICE IS HEREBY GIVEN THAT THE ZONING HEARING BOARD OF UPPER MORELAND TOWNSHIP WILL HOLD A PUBLIC HEARING ON THURSDAY, JULY 27, 2023 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. #23-18**

Petition of Edward Andree for property located at 301 Inman Terrace, Willow Grove, PA 19090. Applicant seeks a variance from Upper Moreland Township Code Chapter 350, Art. XXIV, Sec. 350-170 and Art. VII, Sec. 350-39.A for a front yard setback of 18.5 feet instead of the minimum 20 feet. Applicant proposes to enlarge an existing front porch in which new steps will project into required front yard. Property located in the R-4 Zoning District.

**P.H. #23-19(3)**

Petition of Federal Realty OP, LP for property know as 10-30 Park Avenue, Willow Grove, PA 19090, parcel #5900-05425-006. Applicant seeks a variance from Upper Moreland Township Code Chapter 350, Art. XXIV, Sec. 350-169.B for a fence height of 7 feet and 8 feet within the front yard setback instead of the maximum 4 feet. Applicant proposes to install fence for screening of refuse and equipment area as required by Township Code. Property located in the TC-1 district.

**P.H. #23-20(2)**

Petition of Eldo George for property located at 1615 Sycamore Avenue, Willow Grove, PA 19090. Applicant seeks a variance from Upper Moreland Township Code Chapter 350, Art. VI, Sec. 350-30 to provide an access drive for a non-residential use; A variance from Sec. 350-32 for an impervious surface coverage of 44 percent instead of the maximum 40 percent; A variance from Art. XXIV, Sec. 350-178.A(1) for a gravel access drive; A variance from Art. XIII, Sec. 350-81 for a 3-foot landscape buffer strip instead of the minimum 10 foot. Applicant proposes to install an access drive from Sycamore Avenue to existing parking area. Property located in the R3 Zoning District.

Paul E. Purtell, Zoning Officer  
Elda Maggeo, Secretary  
July 13, 2023 and July 20, 2023  
Montgomery County Record  
Proof of Publications