

NOTICE IS HEREBY GIVEN THAT THE ZONING HEARING BOARD OF UPPER MORELAND TOWNSHIP WILL HOLD A PUBLIC HEARING ON THURSDAY, APRIL 22, 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 TOWNHSIP 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](mailto:EMAGGEO@UPPERMORELAND.ORG)

**P.H. #21-16(9)**

Petition of Piazza Family Limited Partnership for property located at 900 S. York Road, Hatboro, PA 19040. Applicant seeks relief from Upper Moreland Township Code Chapter 350, Art. XXIV, Sec. 350-179 for additional signage on the property. A variance from Sec. 350-179.B(5) for more than one sign on any lot or premises; A variance from Sec. 350-179.B(3)(b)(2) for a free-standing sign area greater than 40 square feet; A special exception from Chapter 263, Sec. 263-21(c)(3) for a sign height of 30 feet; Applicant proposes to install additional wall and ground signage for the Jaguar Automotive Dealership. Property located in the C-2 Zoning District.

**P.H. #21-17(10)**

Petition of Davit Margaryan of Armo Motor for property located at 800 Fitzwatertown Road, Willow Grove, PA 19090. Applicant seeks a Special Exception from Upper Moreland Township Code Chapter 350, Art. XIII, Sec. 350-75.C(6) for a used automotive sales agency. A variance from Art. XXVI, Sec. 350-178B(c) to allow existing shared parking area to serve as required parking for automotive sales. Property located in the C-2 Zoning District.

**P.H. #21-18(4)**

Petition of Willow Grove Investors, LLC for property located at 2405 Easton Road and 3730 Mill Road Willow Grove, PA 19090. Applicant seeks an interpretation of Upper Moreland Township Code Chapter 350, Art. XXIV, Sec. 350-178.B(7) for off-street parking requirement based on gross leasable area of a building. In the alternative applicant requests a variance from Sec. 350-178.B(7) to provide 35 parking spaces in lieu of 60 parking spaces based on gross floor area of proposed existing building and construct a new dine-in restaurant with drive-thru service. Property located in the C-2 and R-2 Zoning Districts.

Paul E. Purtell, Zoning Officer  
Elda Maggeo, Secretary  
April 8, 2021, and April 15, 2021  
Montgomery County Record  
Proof of Publications