

NOTICE IS HEREBY GIVEN THAT THE ZONING HEARING BOARD OF UPPER MORELAND TOWNSHIP WILL HOLD A PUBLIC HEARING ON THURSDAY, FEBRUARY 12, 2026 AT 7:00 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. #26-4

Petition of Medical Mission Sisters for property located at 1625 Terwood Road, Huntingdon Valley, PA 19006. Applicant seeks a variance from Upper Moreland Township Code Chapter 350, Art. VI, Sec. 350-28 and Art. III, Sec. 350-13.E to use the existing single-family dwelling as a Nunnery. Property located in the R-1 Zoning District.

P.H. #26-5(3)

Petition of Texas Roadhouse Holdings, LLC for property located at 2575 Maryland Road, Willow Grove, PA 19090. Applicant seeks relief in accordance with Chapter 156, Floodplain Management, Art. IV, Sec 156-16 and 156-17. Applicant seeks a variance from Art. III, Sec. 156-12 and 156-13 in addition to Sec. 156-16 & 156-17 to allow construction and grading within the Floodplain Conservation District. Applicant proposes to remove the existing building and construct a new building along with other site improvements. Property located in the CMU & Floodplain Conservation District.

P.H. #26-6

Petition of John Urban for property located at 404 Inman Terrace, Willow Grove, Pa. 19090. Applicant seeks a variance from Upper Moreland Twp. Code Chapter 350, Article IV, Section 350-19.A-2b(2a) for an accessory building size of 576 square feet instead of the maximum 300 square feet; A variance from Section 350-19.A-2b(4) for a building height of 21' instead of the maximum 16'; A variance from Section 350-19.A-2b(3c) for a side yard of 4' and rear yard of 2' instead of the minimum 7'; A variance from section 350-55 for a building coverage area of 37% instead of the maximum 30%. Applicant proposes to remove an existing accessory building and construct a new 576 square foot accessory building. Property located in the R-4 Zoning District.

P.H. #26-7

Petition of Ronald Raby for property located at 3701 Meyer Lane, Hatboro, Pa. 19040. Applicant seeks a Special Exception from Upper Moreland Twp. Code Chapter 350, Article IV, Section 350-19.A-1 for an accessory dwelling unit; A variance from Section 350-19.A-1(c) for an independent outside access from accessory dwelling unit. Applicant proposes to convert the existing attached accessory building into additional living space. Property located in the R-2 Zoning District.

P.H. #26-8

Petition of Kellie Hughes for property located at 218 Quigley Avenue, Willow Grove, Pa. 19090. Applicant seeks a variance from Upper Moreland Twp. Code Chapter 350, Article IV, Section 350-19.A-7(f)(2) to install a solid 4' fence within the front yard restricted area. Property located in the R-4 Zoning District.

Paul E. Purtell, Zoning Officer

Elda Maggeo, Secretary

January 29, 2026 and February 5, 2026

Montgomery County Record

Proof of Publications