

NOTICE IS HEREBY GIVEN THAT THE ZONING HEARING BOARD OF UPPER MORELAND TOWNSHIP WILL HOLD A PUBLIC HEARING ON THURSDAY, SEPTEMBER 12, 2019 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. # 19-27

Petition of Mihail Manofu for property located at 311 Greyhorse Road, Willow Grove, PA 19090. Applicant seeks a variance from Upper Moreland Township Code Chapter 350, Article VI, Sec. 350-34 for a side yard setback of 6.75 feet instead of the minimum 10 feet; A variance from Sec. 350-34 for an aggregate side yard of 17.75 feet instead of the minimum 30 feet. Applicant proposes a wood deck on side of dwelling. Property located in the R-3 Zoning District.

P.H. #19-28

Petition of Julia Mazzoni, for property located at 3370 Masons Mill Road, Huntingdon Valley, PA 19006. Applicant seeks a variance from Upper Moreland Township Code Chapter 350, Art XXIV, Sec. 350-172.A(2)(d) for a separation distance of 3.5 feet between an accessory building and dwelling. Applicant proposes to construct an addition on rear of dwelling which will encroach into the 10 feet separation distance. Property located in the R-1 Zoning District.

PH#19-29(3)

Petition of Stephen B. Gibson for property located at 3701 Welsh Road, Willow Grove, PA 19090. Applicant requests and extension of time to previous approval granted under Public Number 17-39. Applicant seeks relief under Chapter 350, Article XVIII, Sec. 350-112E for an impervious surface area of 97 percent; a variance from Article XXIV, Sec. 350-178.A(1) to permit a temporary stone parking area. Property located in the S-Small Limited Industrial District.

PH#19-30(2)

Petition of Randy Czerviski for property located at 2285 Wyandotte Road, Willow Grove, PA 19090. Applicant seeks a variance from Upper Moreland Township Code Chapter 350, Article XVIII, Sec. 350-110 for an automotive detailing shop; A variance from XXIV, Sec. 350-184 for an additional principal use on the lot. Property located in the S-Small Limited Industrial District.

PH#19-31(2)

Petition of JERC Partners XXXIX, LLC for property located at 73 (91) N. York Road, Willow Grove, PA 19090. Applicant seeks a variance from Upper Moreland Township Code Chapter 350, Article XXXIII, Sec. 350-275(B)(1) for a sidewalk width and building setback of 16.8 feet instead of the minimum 18 feet from curb line to building façade. A variance from Sec. 350-263(C)(9)(A) to permit two temporary sign banners of 216 square feet each for a period of 18 months or when building is 95 percent occupied; A variance from Sec. 350-263(C)(2)(B) to permit two permanent projecting banner signs of 61 square feet each; A variance from Sec. 350-3 for placement of marquee signs on use other than a theatre or movie house. Applicant requests a

variance from Sec. 350-263(B)(2) to permit more than the maximum three signs allowed under Township Code. Property located in the TC-1 Zoning District.

PH#19-32(3)

Petition of JERC Partners XXXIX, LLC for a proposed mid-rise residential development on Davisville Road including properties located at #432, 500, 506, 510 and 512 Davisville Road, Willow Grove, PA 19090. Applicant seeks a variance from Chapter 350, Article XIII, Sec. 350-75.D and 350-178.B(2) to provide 56 off street parking spaces instead of the minimum 108 spaces; A variance from Sec. 350-78 for an impervious surface area of 84 percent instead of the maximum 60 percent; A variance from Sec. 350-81 requiring a 10 foot landscaped buffer; A variance from Sec. 350-75.D(10) and 350-275.G to provide an open air private plaza at rear of property instead of a 500 square feet public plaza in front of property; A variance from Sec. 350-275.D to permit planting of trees on building side of sidewalk instead of between curb and sidewalk. Property located in the C-2 Zoning District.

Paul E. Purtell, Zoning Officer

Elda Maggeo, Secretary

August 29, 2019 and September 5, 2019

Montgomery County Record

Proof of Publications