

NOTICE IS HEREBY GIVEN that the East Whiteland Township Zoning Hearing Board will hold a public meeting at 7:15 p.m. on Monday, January 22, 2018 at the East Whiteland Township Municipal Building, 209 Conestoga Road, Frazer, Pennsylvania, to consider the following application:

Appeal No. 2017-25 Application of H.P. Flanagan, Inc. for six variances from the front yard setback requirement of 100 feet as required pursuant to Attachment 3 for lots proposed to be developed under the R-1 District Cluster Overlay Regulations, in order to convert five existing lots, owned by Bacton Investment Partners and Douglas Buettner, to six reconfigured lots, together with open space areas on property located adjacent to Bacton Hill Road, with frontages on Conestoga Road and Spring Valley Road (tax parcels 42-3-98.5, 42-3-98.4, 42-3-98.6, 42-3-98.7 and 42-3-62) in order to reduce the front yard setback requirement for all six of the proposed new lots from 100 feet to 50 feet. (This application was continued at the Applicant's request from the December 18, 2017 meeting of the Board.)

Appeal No. 2018-1 Application of William Allaire for a variance from the use regulations set forth in Attachment 1 (Table of Permitted Uses for Residential Districts) in order to renovate an existing building, currently vacant but previously used as a three-unit apartment building, for continued use as a multi-family (three-unit) dwelling, on property owned by the Estate of Norbert Armstrong, located at 64 Sproul Road (tax parcel 42-7A-1) in an R-2 Residential Zoning District.

Appeal No. 2018-2 Application of Whiteland Holdings, LP for the following variances in order to develop a portion of its property located on the south side of Swedesford Road (tax parcels 42-3-130 and 42-3-128), located just south of existing sewage treatment lagoons in an "INS-CCRC" Zoning District, as a data center (i.e., a large group of networked computer servers typically used by an organization for remote storage, processing or distribution of large amounts of data) to consist of two 2-story buildings, each to have a building footprint of 180,000 square feet (total floor area of 360,000 square feet each): (i) a variance from the Table of Permitted Uses for Institutional Districts (Attachment 10) which does not provide for data centers as permitted uses in this Zoning District; (ii) several variances from the development standards for the Zoning District as set forth in Attachment 11, including minimum tract area, maximum building coverage, maximum impervious coverage, maximum height for accessory structures and setbacks for parking areas from a tract perimeter.

In addition, variances are requested from (i) the height of outdoor light standards (Section 200-10.D), (ii) ownership and management of open space areas (Section 200-18), (iii) parking area location and design (Section 200-69) to eliminate perimeter and interior parking area landscaping, (iv) reduction of required parking to one space for each 10,000 square feet of building area (Section 200-70), (v) buffering requirements per Article XI, and (vi) an extension of the time to file subdivision and land development plans (Section 200-115.J).

The Board may conduct such other business as may come before it.

Anyone with a disability requiring a special accommodation to attend the meeting should notify Stephen Brown, Zoning Officer, at 610-648-0600. The Township will make every effort to provide a reasonable accommodation.

Fronefield Crawford, Jr., Esquire
Zoning Hearing Board Solicitor