

NOTICE IS HEREBY GIVEN that the East Whiteland Township Zoning Hearing Board will hold a public meeting at 7:15 p.m. on Monday, April 24, 2017 at the East Whiteland Township Municipal Building, 209 Conestoga Road, Frazer, Pennsylvania, to consider the following application:

Appeal No. 2017-5 Application of Loch Aerie Mansion, LLC for the following variances in connection with its proposed construction of an 80 foot by 50 foot addition for banquet hall purposes to the existing "Loch Aerie Mansion," located at 700 Lancaster Avenue (tax parcel 42-6-14) in an ROC-Regionally Oriented Commercial Zoning District:

1. a variance from the 35-foot perimeter setback requirement, as set forth in Section 200-34.C, incorporating by reference the Table of Development Standards for Mixed Use Districts (Attachment 7), in order to encroach approximately 24 feet into the rear yard setback area adjacent to the south property line, such that the proposed addition would be approximately 11 feet from the south property line;

2. a variance from the 30-foot front yard setback requirement, as set forth in Attachment 7, for driveways, interior roadways and parking areas (as measured from an arterial street ultimate right-of-way), in order to provide an internal driveway and parking areas encroaching approximately 20 feet into the front yard parking and driveway setback area, such that the driveway would be located approximately 10 feet from the Lancaster Avenue (Route 30) right-of-way line.

Appeal No. 2017-6 Application of North Bacton Hill Road Partners, LLC for the following special exceptions and variances, in order to use the property located at 19 North Bacton Hill Road (located on the east side of Bacton Hill Road) (tax parcel 42-3-84) for the construction of a shop building, storage building and additional parking, to be used in connection with a macadam contractor business, the subject property being located in an I-Industrial Zoning District:

1. a special exception pursuant to Section 200-41 (incorporating Attachment 8, Table of Permitted Uses for Industrial Districts) to permit use of the property for a contractor use as a use of the same general character as any other use permitted in the I-Industrial Zoning District;

2. a special exception pursuant to Section 200-93.2.E to permit the outdoor storage of commercial vehicles in the proposed parking area;

3. a variance from the requirements of Section 200-42 (incorporating Attachment 9, Table of Development Standards for Industrial Districts) to permit the proposed "Building No. 1 Shop and Office Building" to be located with a setback of 49.8 feet from the southern property line, where a 75-foot setback is required, to permit the proposed "Sealer Tanks/Storage Building" to be located with a setback of 20 feet from the northern property line, where a 75-foot setback is required, and a setback of 25 feet from the eastern property line, where a 100-foot setback is required; and

4. a variance from the requirements of Section 200-42 (incorporating Attachment 9) to permit the setbacks of the proposed internal driveways on the northern and southern perimeters of the property to be set back approximately 1 foot and approximately 5 feet, respectively, where a 20-foot setback for internal driveways and parking areas is required.

The Board may conduct such other business as may come before it including, but not limited to, rendering a decision in Appeal No. 2016-24 - Application of Constitution Drive Partners, LP, et. al.

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

Notice is hereby given that the East Whiteland Township Zoning Hearing Board will hold a public meeting at 7:15 p.m. on Monday, April 24, 2017, at the East Whiteland Township Municipal Building, 209 Conestoga Road, Frazer, PA to make a decision on the following application:

Appeal No. 2016 – 24. Application of Constitution Drive Partners LP and 9 Malin Road Development, LLC for a variance from Section 200-57.C(6) of the Zoning Ordinance to permit single family attached dwellings and townhouses in rows of more than six units, with associated driveways and grading to be located in both steep slope and very steep slope areas and for a variance from Section 200-93.B of the Zoning Ordinance to permit the proposed retaining walls to exceed the permitted six (6) feet in height of the property formerly the site of the Bishop Tube complex (which is currently a brownfield site improved with dilapidated industrial buildings), located at 9 South Malin road, 10 South Malin road, and 1 South Malin Road (tax parcels 42-4-321, 42-4-321.1 and 42-4-321.2). The property is located in a RRD (Residential Revitalization District) Zoning District.

Steven C. Brown, East Whiteland Township Zoning Officer