

NOTICE IS HEREBY GIVEN that the East Whiteland Township Zoning Hearing Board will hold a public meeting at 7:15 p.m. on Monday, June 25, 2018 at the East Whiteland Township Municipal Building, 209 Conestoga Road, Frazer, Pennsylvania, to consider the following applications:

Appeal No. 2018-4 Application of Eadeh Family Limited Partnership to convert the use of the property located at 476 Lancaster Avenue (Parcel 42-3-238), located between the Old Orchard Mobile Home Park and the Frazer Shopping Center, to an addition to the mobile home park, as the situs of 11 new mobile home units, as an expansion of Old Orchard Mobile Home Park. The existing use of the property is for holistic health healing center on the first floor and residential apartment on the second floor, the property being located in an FC-Frontage Commercial Zoning District. The Applicant proposes relief in order to accomplish this purpose in three alternatives, being: (a) a special exception pursuant to Section 200-105 to permit a change in non-conforming use to another non-conforming use; (b) a special exception pursuant to Section 200-102.B as an enlargement of the existing mobile home park use, together with a variance from subsection 200-102.B(1), as the proposed enlargement is on a separate parcel of land that has not been a part of the mobile home park parcel; or (c) a variance from the requirements of Sections 200-33, 200-30 and Attachment 6.1 (Table of Permitted Uses) due to the hardship presented by the subject property's narrow and deep shape, and its situs isolated between the shopping center and the existing mobile home park, such that incorporation of the lot into the existing adjacent mobile home park will serve to alleviate the hardship and afford a viable use of the subject property (continued from the May 17, 2018 meeting of the Board).

Appeal No. 2018-7 Application of Robert and Audrey Duffy for a variance from the 25-foot side yard setback requirement (Attachment 2 – Table of Development Standards for Residential Districts) in order to construct an addition to the existing dwelling and attached garage on the property located in an R-1 Residential Zoning District at 11 Limekiln Drive (tax parcel 42-4-71.18, where the proposed addition would encroach approximately 6 feet into the side yard area of the lot).

Appeal No. 2018-8 Application of Rubino Holdings, LP for variances from the 40-foot front yard setback requirement and the 20-foot side yard setback requirement (Attachment 2 – Table of Development Standards for Residential Districts) in order to replace the existing residence on the property with a new residence, utilizing the same front and side yard setbacks as exist with regard to the existing residence, which is a lawful, non-conforming structure. It is proposed that the new residence (in conformity with the same setbacks as the existing residence) would encroach approximately 6 feet into the front yard setback area, and approximately 7 feet into the side yard setback area. The property is located in an R-2 Residential Zoning District and is identified as tax parcel 42-4N-19, located at 7 Beechwood Avenue.

Appeal No 2018-9 Application of Exeter 9-25 Great Valley, LLC for a variance from the 15-foot minimum setback requirement from street rights-of-way for surface parking areas adjacent to local streets, as set forth in Attachment 7 to the Zoning Ordinance, in order to construct 17,410 square feet of additional pavement adjacent to its existing parking area on its property located at 9-25 Great Valley Parkway (southwest corner of Morehall Road and Flat Road) (UPI 42-2-14.1), to be located in proximity to the Flat Road frontage of the property, which is located in an O/BP (Office/Business Park) Zoning District.

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