

NOTICE IS HEREBY GIVEN that the East Whiteland Township Zoning Hearing Board will hold an in-person public meeting and hearing on Monday, March 27, 2023, beginning at 7:15 p.m., at the East Whiteland Township Building, 209 Conestoga Road, Frazer, Pennsylvania, to consider and potentially act upon the following Zoning Applications:

Appeal No. 2022-12: Application of AVIA PHI LINCOLN, LLC, owner of the property located at 20 Morehall Road, Malvern, PA (Units 1 & 2), which is currently improved with a Sonesta ES Suites Malvern extended stay hotel, more particularly identified as UPI No. 42-4-500 (the "Property"). Applicant is seeking a variance from Section 200-37.B (Permitted Uses in the O/BPS Office/Business Park Services District); Section 200-30 (Permitted Uses for Mixed Use Districts - with reference to Attachment 6 (Table of Permitted Uses for Mixed Use Districts)); and Section 200-70 (Required parking for specific uses) in order to convert the existing extended-stay hotel into a multi-family residential dwelling with 120 dwelling units. The Property is located in the O/BPS Office/Business Park Services District.

Appeal No. 2022-08: Amended Application of 70-72 Lancaster Pike Irrevocable Trust. Applicant is owner of certain real property located at 14 E. Lancaster Pike, more particularly identified as Tax Parcel No. 42-4-333.1 (the "Property"). The Property is currently undeveloped and consists of 1.024 acres and is located in the FC Frontage Commercial Zoning District. Applicant's amended Application seeks a use variance pursuant to Section 200-30 of the East Whiteland Township Zoning Ordinance to allow the Property to be used as a commercial parking lot for the short and long term parking of vehicles. The Applicant has now reduced the scope of the proposed use in comparison to the initial Application, by eliminating the prior request for the staging and storage of materials and equipment. Applicant intends to lease parking spaces for motor vehicle parking, and storage of motor vehicle inventory (including RVs). The Applicant does not intend to construct any principal or framed buildings or structures on the Property.

The Board may also conduct and act upon such other business or continued matters as may come before it.

Anyone with a disability requiring a special accommodation to attend the hearing should notify the Township at 610-648-0600. The Township will make every effort to provide a reasonable accommodation.

Andrew D.H. Rau, Esquire
Zoning Hearing Board Solicitor