

NOTICE IS HEREBY GIVEN that the East Whiteland Township Zoning Hearing Board will hold an in-person public meeting and hearing on Monday, August 28, 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. 2022-06: Applicant, Janssen Research & Development, LLC, is requesting a six (6) month extension of the previously granted zoning relief, which was granted by the East Whiteland Township Zoning Hearing Board in a written Decision dated October 13, 2022, for the properties located at 40, 45-67 and 84 Great Valley Parkway, in order to obtain the necessary building permits, pursuant to Section 200-115.J (Expiration of special exceptions and variances) of the East Whiteland Township Zoning Ordinance.

Appeal No. 2023-04: Application of Janssen Research & Development, LLC (the "Applicant"), successor to Centocor, Inc., owner of the property located at 244 Great Valley Parkway, and more particularly identified as UPI No. 42-4-15.21 (the "Property"), which is located in the O/BP Office/Business Park District. The Property is improved with a 54,579+/- sq. ft. building, including parking and accessory and utility structures. Applicant currently utilizes the building for office, laboratory and warehouse uses. Applicant is seeking a variance from Section 200-36.C (Development Standards for O/BP Office/Business Park District – with reference to Section 200-31 (Development Standards for Mixed Use Districts – with reference to Table of Development Standards for Mixed Use Districts (Attachment 7)) of the East Whiteland Township Zoning Ordinance (the "Ordinance") to allow impervious coverage to be a maximum of 66.84%, rather than the maximum 60% allowed. The increase proposed is a de minimis increase from the existing non-conforming impervious coverage on the Property of 66.43% to allow for the installation of a new concrete pad, including walkways and steps which will lead to a new electrical generator which will be mounted on the concrete pad. Applicant is seeking an additional variance from Section 200-36.C of the Ordinance to allow the accessory structure (concrete pad and electrical generator) setback 3.6 feet from the tract perimeter instead of the required 35 feet.

Appeal No. 2023-05: Application of Timothy & Kerin Caban (the "Applicants"), owners of the property located at 1050 W. King Road, Malvern, PA, and more particularly identified as UPI No. 42-7-21 (the "Property"), which is located in the R-2 Low Density Residential Zoning District. The Property is non-conforming and is improved with a single-family dwelling. Applicants are proposing to extend an existing small, front porch on the existing dwelling. Applicants seek a de minimus variance of 3 feet from the required 40 foot setback requirement for a dwelling on a connector or arterial street right-of-way pursuant to Section 200-20.A. (Development standards for Residential Districts - with reference to Table of Development Standards for Residential Districts Except Cluster (Attachment 2)) of the East Whiteland Township Zoning Ordinance (the "Ordinance"). Currently, the non-conforming Property is approximately 10 feet from the right-of-way line and approximately 25 feet from the edge of W. King Road. Due to the location and configuration of the non-conforming Property, the Applicants also seek a variance from Section 200-102.A. (Enlargement) of the Ordinance to allow the minimum variance relief necessary for the Applicants to extend the existing small, front porch for a non-conforming lot.

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