

NOTICE IS HEREBY GIVEN that the East Whiteland Township Zoning Hearing Board will hold an in-person public meeting and hearing at 7:15 p.m. on Monday, September 27, 2021 at the East Whiteland Township Building, 209 Conestoga Road, Frazer, Pennsylvania, to consider the following application:

Appeal No. 2021-13: Application of Paul and Alice Choi for a variance pursuant to Section 200-20.B, Attachment #3 of the Township Zoning Ordinance, to permit the installation of a motorized Pergola, to allow building coverage in excess of 16% on the subject property located at 25 Accord Drive, Malvern, PA (UPI 42-4-617) situated within the R-1 – Low Density Residential Zoning District.

Appeal No. 2021-11: Application of Green Fig Land, LLC and / or Whiteland Holdings LP for relief as follows: A variance from Section 200-45, Attachment 10, Table of Permitted Uses for Institutional Districts, for an extension of the previously granted use variance for a data center to allow additional building square footage; a variance from Section 200-46, Attachment 11, Table of Development Standards, maximum height, accessory structure. A variance to allow one 150' accessory microwave tower was previously granted. Applicant is requesting a variance to allow a second accessory microwave tower at a height of 150 feet; a variance from Section 200-69.F, which requires perimeter landscaping of certain off-street parking areas. No buffer is proposed for parking areas located on the east and south sides of the Subject Property. Variance relief was previously granted from this requirement. Applicant seeks to extend this relief to new parking areas proposed on the east and south sides of the Subject Property; a variance from Section 200-69.G, which requires interior landscaping in parking areas. Variance relief eliminating the need for parking lot landscaping in pervious parking areas was previously granted. Applicant seeks to extend this relief to new pervious parking areas; a variance from Section 200-70, parking requirements for specific uses. Variance relief was previously granted to allow a parking ratio of one space per 10,000 square feet of building area. Applicant seeks to extend this ratio to the new parking areas; and a variance from Article XI, which provides for buffers with several classifications and landscaping requirements. The proposed development would not provide buffers as described in Article XI, but would provide buffering suitable for the Subject Property location and proposed use. Applicant seeks to have this relief apply to the new plan, on portions of property currently owned by Whiteland Holdings, LP, located on the south side of Swedesford Road, Malvern, PA 19355 (UPI 42-3-128, 42-3-130, 42-3-130.1 and 42-3.130.2) located within the Institutional (INS) - Continuing Care Retirement Community (CCRC) District and I District.

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

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

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