

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, November 28, 2022, at the East Whiteland Township Building, 209 Conestoga Road, Frazer, Pennsylvania, to consider and potentially act upon the following Zoning Applications:

Appeal No. 2022-09: Application of Valley Forge Builders, Inc. Applicant is the owner of the property located at 1322 King Road, Malvern, PA (TPN: 42-6-35), situated within the R-1 Low Density Residential District (the "Property"). The Property is nonconforming with regard to lot area and no increase in the nonconformity is proposed. Applicant is seeking what it asserts is de minimus variance relief from Section 200-21.C. of the East Whiteland Township Zoning Ordinance (with reference to Attachment 2 / Table of Development Standards for Residential Districts – Minimum lot area and bulk standards and minimum setback requirements from streets) (the "Ordinance") in order to demolish and replace the existing two-story dwelling with a new two-story dwelling, with attached garage and covered front porch, on the nonconforming lot. Applicant proposes to retain the existing garage, which will connect to the new dwelling. Applicant is also seeking a variance from Section 200-102.A. to allow the enlargement of the proposed reconstructed dwelling where the minimum side and rear yard setbacks are not met in accordance with Ordinance provisions.

Appeal No. 2022-08: Application of 70-72 Lancaster Pike Irrevocable Trust, the owner of certain real property located at 14 E. Lancaster Pike, more particularly identified as Tax Parcel No. 42-4-333.1. The property is currently undeveloped and consists of 1.024 acres and is located in the FC Frontage Commercial Zoning District. Applicant is requesting a use variance pursuant to Section 200-30 of the East Whiteland Township Zoning Ordinance to allow the property to be used as commercial parking lot for the short and long term parking of vehicles, staging and storage of materials and equipment. Applicant intends to lease parking spaces on the abandoned section of Old Lincoln Highway and place mobile storage containers on the property to lease to commercial entities/contractors for the storage of materials and equipment. The Applicant does not intend to construct any principal or framed buildings on the property. 7-72 Lancaster Pike Irrevocable Trust. This matter was previously continued, on the record, by public announcement made at the September 26, 2022 Zoning Hearing Board meeting.

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