

NOTICE OF PUBLIC HEARING

The Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, June 20, 2016, commencing at 7:00 p.m., in the Plymouth Township Building, 700 Belvoir Road, Plymouth Meeting, PA 19462 on the following applications:

AJIT KALSI (WE'R WIRELESS, INC.-VERIZON WIRELESS): On an application for Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XVI, Section 1601.C.1.

The Variance requested is as follows: To permit a total of 185 square feet of signage, where a maximum of 65 square feet is required.

The property is located at 415 Ridge Pike in "Commercial" Zoning District.

CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS (CC BLUE BELL TWO VALLEY SQUARE, LP): On an application to amend Decision from 2/16/15 from Article XXV, Section 2501 and Article XL, Section 4004.A.1.

Applicant is requesting an amendment of the Decision to allow the canopy to exceed 50', specifically 52' 10 ¾'.

The property is located at 512 Township Line Road in "Campus Industrial" Zoning District.

LOUISE KRUPAK, WALTER JAWOROWSKI: On an application for a Special Exception and/or Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XVIII, Section 1800.B and Article XIX, Section 1908.G.1.

The Special Exception and Variance are requested as follows: To permit a change of a lawful, nonconforming detached garage of a more restrictive classification (increasing the height from 11'6" to 15') or in the alternative, to permit a detached garage closer than 10' from the rearmost portion of the dwelling and 2'6" from the side property line, where a minimum of 4' is required.

The property is located at 4 Laurel Lane in "B" Residential Zoning District.

TYLER W. MULLER, ESQ., STRADLEY RONON STEVENS AND YOUNG, LLP (JAMES D DANELLA, T/A DANELLA PROPERTIES): On an application for Variances from Plymouth Township Zoning Ordinance No. 342, as amended, Article XXVI, Sections 2600.2.B, 2600.2.D, 2600.2.G, and 2600.2.H.

The Variance requested is as follows: To permit a total of 1,500 square feet of signage, where a maximum of 600 square feet is required; to permit an off-site advertising sign, illuminated 24 hours per day with 1.0 footcandle over surroundings, 520' from another off-site advertising sign, where a minimum of 1,000' is required.

The property is located on Conshohocken Road, Parcel ID 49-00-02854-00-4, in "Limited Industrial" and "Off-Site Outdoor Sign Overlay" Zoning Districts.

TYSON HOMES, INC. (JEROME J. TOMCZAK): On an application for Variances from Plymouth Township Zoning Ordinance No. 342, as amended, Article VIII, Sections 802.A and 802.C.

The Variances requested is as follows: To permit lot widths of 28.97 sq. ft. where 40 feet is required; to permit side yard setbacks of 10 feet where 15 feet is required.

The property is located at 627 Old Elm Street in "D" Residential Zoning District.

DOUG BELLENGER: On an application remanded to the Plymouth Township Zoning Hearing Board to reconsider the approval of the Zoning Decision of October 19, 2015.

The property is located at 2775 Narcissa Road in "AA" Residential Zoning District.

GARY BERKMAN: On an application for Variances from Plymouth Township Zoning Ordinance No. 342, as amended, Article V, Sections 502.F & 502.G, & Article XIX, Sections 1908.G.1 & 1908.1.

The Variances requested are as follows: To allow 32.7% impervious coverage where a maximum of 25% is permitted; to allow 67.7% green space where a minimum of 75% is permitted; to allow a detached garage, 23' in height where a maximum of 14' is permitted, closer than 10' from the rearmost portion of the dwelling.

The property is located at 1900 Sandy Hill Road in "A" Residential Zoning District.

Any citizen of Plymouth Township or interested party may attend the public hearing and have an opportunity to be heard.

**PLYMOUTH TOWNSHIP ZONING
HEARING BOARD
David Conroy, Zoning Officer**