

4-011
c: COUNCIL
MIKE

NOTICE OF PUBLIC HEARING

The Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, April 15, 2024, commencing at 7:00 p.m., in the Greater Plymouth Community Center, 2910 Jolly Road, Plymouth Meeting, PA 19462.

The following application(s) will be heard:

HOME DEPOT (KATIE FITZJARRALD): On an application for Variances from Plymouth Township Zoning Ordinance No. 342, as amended, Article XXXVII, Section 3710 (A).

The Variance requested are as follows: We are asking for a parking reduction of 41 spaces, thus we are requesting variance of 41 spaces to allow for outdoor storage on site. It is understood there was a previous variance that allowed for 15 spaces to be utilized for rentals, we wish to reallocate these spaces towards this variance.

The property is located at 200 Alan Wood Road in "Business Park" Zoning District.

continued to May.

JOSEPH AUSTIN: On an application for Variance from Plymouth township Zoning Ordinance No. 342, as amended, Article XIX, Section 1908.1.

The Variance requested is as follows: Rebuild current detached garage and add second floor for office – build new 26' x 24' x 23' garage with second floor office/storage.

The property is located at 12 Longview Circle in "B" Residential Zoning District.

ROBERT W AND RANDLE M ROEDER: On an application for Variance from Plymouth Township Zoning Ordinance, No. 342, as amended, Article VI, Section 602.C

The Variance requested is as follows: Side yard setback to reduce the total minimum required aggregate side yard setbacks from 35 ft. to 24.68 ft.

The property is located at 41 Church Road in "B" Residential Zoning District.

RACHAEL INGER & MICHAEL LEWIS: On an application for Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1909.E.

The Variance requested is as follows: Installing fencing up to 2 feet off sidewalk (Plymouth Road side), proper sight triangle for the corner portion and up to 4 feet off sidewalk (Alexander Drive side) add 6-foot privacy fence (white vinyl).

The property is located at 100 Alexander Drive in "B" Residential Zoning District.

PENNSYLVANIA REAL ESTATE INVESTMENT TRUST: On an application for Special Exception from Plymouth Township Zoning Ordinance No. 342, as amended, Article XI, Section 1100.E.

The Special Exception requested is as follows: PREIT proposes to demolish the existing building on the IKEA parcel and construct a 4/5 story mid-rise apartment building containing 300 residential units ("Proposed Mid-Rise Apartment Development"). Prior application was denied on September 21, 2021 by the Zoning Hearing Board. An Appeal of that decision is presently pending before the Commonwealth Court.

The property is located at Germantown Pike and Hickory Road in "Shopping Center" 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
Joel Rowe, Zoning Officer**