

UPPER MERION TOWNSHIP ZONING HEARING BOARD NOTICE

Notice is hereby given that the Zoning Hearing Board of Upper Merion Township will hold a public meeting on Wednesday, December 7, 2011 at 7:00 p.m. in Freedom Hall at the Upper Merion Township Building, 175 West Valley Forge Road, King of Prussia, Pennsylvania, to hear the following matters:

NO. 2011-27 – Porcelanosa USA, proposes a sales office use with 6,700 square feet used for “high-end” tile showroom, 1,000 square foot used for principal storage and accessory display assembly to be used in conjunction with the showroom, on its property located at 645 West DeKalb Pike and 113 Long Road, within the Township’s CO Commercial Office Zoning District. In order to facilitate the proposed improvement, Applicant requests the following zoning relief: (1) an appeal from the zoning officer’s determination on the basis the proposed use is permitted by-right under the Ordinance; alternatively, (2) Special exception/variance from Section 165-97(A) and (C) to permit the proposed use; alternatively, (3) an appeal from the determination of the zoning officer as to use imposing greater lot area and lot width; alternatively, a variance from Section 165-99(A)(1) to allow a lot width of 95.8 feet where the Ordinance requires a minimum of 100 feet; alternatively, (4) variance from Section 165-99(A)(4) to allow a lot area of .572 acres and a lot width of 95.8 feet, where the Ordinance requires a minimum lot area of 4.25 acres and a minimum lot width of 300 feet; (5) variance from Section 165-99(B) to permit a front yard setback of 15.1 feet (along Route 202), where the Ordinance requires a minimum of 35 feet; (6) variance from Section 165-99(C) to allow a side yard set-back of 5 feet (along C-O boundary along the westerly property line), where the Ordinance requires a minimum of 15 feet; (7) variance from Section 165-100(A) to allow 31% building coverage, where the Ordinance requires a maximum of 25%; (8) variance from Section 165-100(C) to allow a lot area/gross floor area ratio of 3.2 to 1, where the Ordinance requires a ratio of 5:1; (9) variance from Sections 165-101 and 165-191(B)(1)(a)(1) to allow 18 total parking spaces for a retail use (of less than 20,000 square feet of gross lease area), where the Ordinance requires 32 parking spaces; alternatively, (10) variance from 165-101 and 165-191(B)(1)(c) to allow 18 parking spaces for furniture store use, where the Ordinance requires 15 parking spaces; (11) [variance from Section 165-101 and 165-191\(B\)\(2\)\(a\) to allow for 18 total parking spaces for office use, where the Ordinance requires 29 parking spaces](#); (12) variance from Sections 165-101 and 165-191(B)(6) to allow for 18 total parking spaces for a use not specified within the Ordinance’s applicable parking space provisions; (13) variance from Section 165-194 and 165-195 to allow for 1 off-street loading space that is not dimensionally compliant, where the Ordinance requires 1 small space.

No.2011-28. The application of Michael Kossey, as to a certain property located at 292 Holstein Road. The property is located in the R-1 Residential Zoning District. The applicant is requesting a variance from section 165-29 in order to locate an accessory structure(shed) in the required side yard setback.

If you need assistance in attending the meeting, please contact the ADA Coordinator at least 24 hours in advance at Tel. No. 610-265-2600.

Mark A. Zadroga, Zoning Officer