

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, June 26, 2013 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. 2013-13: The application of Manor Care of King of Prussia PA, LLC, as to a certain property located at 620 West Valley Forge Road. The property is located in the AR Administrative and Research Zoning District. The applicant is requesting the following relief: 1. Special exception pursuant to Section 165-82(7)(b), to permit the renovation and expansion of the existing Facility by a total of eight (8) beds. 2. A Special Exception pursuant to Section 165-84.F, to permit the renovation and expansion of the existing Facility, with a setback from a residential zoning district line of less than the required one hundred fifty feet (150'). 3. A Special Exception pursuant to Section 165-85, to permit the installation of thirteen (13) additional parking spaces with a setback from a residential zoning district line of less than the required one hundred fifty feet (150'). 4. Variance pursuant to Section 165-85 to permit parking within one hundred (100') feet from a residential zoning district line. 5. Variance pursuant to Section 165-86 to permit a building addition within the required screen buffer of fifty feet (50).

N0. 2013-17: The application of James A. Bentley and Rebecca R. Paul, as to a certain property located at 131 Upper Gulph Road. The property is located in the R-1A Residential Zoning District. The applicant is requesting the following relief: 1. Variance from section 165-23.A in order to construct an accessory structure that will exceed the allowable building height and to locate the structure outside the rear quarter of the lot.

If you require 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