

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, February 20, 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. 2013-34 The application of Pep Boys, as to a certain property located at 214 East Dekalb Pike. The property is located in the HI Heavy Industrial and CO Commercial Office Zoning Districts. The applicant is requesting the following relief: 1) Special exception pursuant to Section 165-97.C to permit the proposed Automotive Service Center (including the retail sales of automotive parts) in the CO District as a use of the same general character as the other uses in the CO District; in the alternative, a use variance from Section 165-97.A to permit the proposed use for an Automotive Service Center (including the sale retail sales of automotive parts in the CO District. 2) Variance pursuant to Section 165-153 to permit retail sales of automotive parts in the HI District.

No. 2012- 33 The application of David and Sheryl Williams, as to a certain property located at 920 Croton Road. The property is located in the R-1A Residential Zoning District. The applicants are requesting the following relief: 1) An appeal from the Zoning Officer's determination and decision to issue an Enforcement Notice relative to the use of the residentially zoned property, pursuant to section 165-251.A(3). 2) Special Exception from the term of section 165-209.A (d) for an accessory "studio use" or "professional office" at the subject property. 3) An interpretation that their studio qualifies as a "no-impact home based business" pursuant to section 165-219.2. 4) Variance from section 165-22 to allow the business use at the subject property.

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