

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, March 15, 2023 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. 2022-24 The application of RBK Development, LLC, as to a certain property located at 1034 Mount Pleasant Avenue. The property is located in the R-1A & R-3 Residential Zoning Districts. The applicant is requesting the following relief:

- 1) Variance from section 165-23.A to reduce the minimum lot area for the R-1A portion of lot #3.
- 2) Variance from section 165-23.A to exceed the maximum building coverage for the R-1A portion of lot #3.
- 3) Variance from section 165-23.A to encroach into the required front yard setback for the R-1A portion of lot #3.
- 4) Variance from section 165-23.A to encroach into the required side yard setback for the R-1A portion of lot #3.
- 5) Variance from section 165-61.A to reduce the required lot width for the R-3 portion of lot #3.
- 6) Variance from 165-61.C to encroach into the required side yard setback for the R-3 portion of lot #3.
- 7) Variance from section 165-61.F(2) to exceed the maximum density for lots #1 & #2

No. 2023-02 The application of Bryemere Holdings, LLC, as to a certain property located at 2700 Horizon Drive. The property is located in the Suburban Metropolitan (SM-1) Zoning District. The applicant is requesting a special exception from section 165-218.C(2) in order to operate a child day-care center.

If you have any questions, please contact Mark Zadroga at 610-205-8511.