

**NOTICE
ZONING HEARING BOARD
LANSDALE, PENNSYLVANIA**

NOTICE is hereby given by the Borough of Lansdale that the following Zoning applications will be heard at a public hearing scheduled for Tuesday, November 16, 2021 at Lansdale Borough Hall, One Vine Street, Lansdale, PA. The hearings are as follows and will be heard at 7:00 p.m.

To hear the applications of:

1. **CSW Luxor Lansdale, LP**, 117 S. Broad Street, Lansdale, PA 19446 (hereinafter “Applicant”). The Applicant obtained a sign easement from the Lansdale Parking Authority on real property located at 111 S. Broad Street, Tax Parcel No. 11-00-00964-00-6, Lansdale Borough, Montgomery County, Pennsylvania (hereinafter “Subject Property”). The Applicant is requesting zoning relief to allow the installation of two off-site free-standing signs on the split zone Commercial and Industrial Zoning Districts. The Applicant has requested zoning relief from Section 405-1607.I to allow an off-premises sign in the Commercial Zoning District; from Section 405-1604.A to allow a free-standing signs in the setback area of Broad Street and Williams Place; from Section 405-1103.A to allow both signs to have less than a 20’ setback from the street line; from Section 405.1604.D to allow less than two square feet of landscaped area per square foot of sign face around the base of each sign, or alternatively, an interpretation that the internal landscaping satisfies this condition; and from Section 405-1604.E to allow more than one free-standing sign per street frontage.

2. **North Penn School District**, c/o Dr. Curtis Dietrich, 401 E. Hancock Street, Lansdale, PA 19446 (hereinafter “Applicant”). The Applicant is the owner of real property located at 400 Penn Street, Tax Parcel No. 11-00-1222-00-9, Lansdale Borough, Montgomery County, Pennsylvania (hereinafter “Subject Property”). The Subject Property is located in the A Residential Zoning District, and the Applicant has requested a special exception pursuant to Section 405-402 to permit an expansion of a school use on the Subject Property. The Applicant has also requested a variance from Section 405-403.C to permit the front yard setback of 101 feet, where a maximum front yard of 50 feet is permitted. The Applicant proposes to construct a single story 33,500 square foot health clinic building on the Subject Property.

All interested parties will be given an opportunity to be heard. At the completion of the hearing, the Board will continue in public meeting to discuss the above Applications and to render its decision thereon, unless it deems additional time is required for consideration and discussion, in which latter case it will hold an adjourned Public Meeting at an announced date and time for that purpose.

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BOROUGH OF LANSDALE