

BOROUGH OF LANSDALE

One Vine Street ■ Lansdale, Pennsylvania 19446-3601

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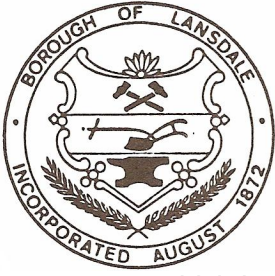
NOTICE ZONING HEARING BOARD LANSDALE, PENNSYLVANIA

NOTICE is hereby given by the Borough of Lansdale that the following Zoning applications will be heard at a virtual public hearing scheduled for Tuesday, May 19, 2020, using Zoom Video Conferencing/Meeting technology. The hearings are as follows and will be heard at 7:00 p.m.

To hear the applications of:

1. **298 Cricklewood Circle, LLC**, P.O. Box 23, Chalfont, PA 18914 (hereinafter "Applicant"). The Applicant is the legal owner of real property located at 151 E. Mt. Vernon Street, Tax Parcel No. 11-00-11408-00-2, Lansdale Borough, Montgomery County, Pennsylvania (hereinafter "Subject Property"). The Subject Property is located in the Class C Residential Zoning District of Lansdale Borough and the Applicant is proposing to construct three new 2-family duplex buildings (6 units) in addition to the two existing 2-family duplexes for a total of ten units. The Applicant is requested zoning relief from Section 405-604.C to allow for a reduced front yard setback; Section 405-605.A for an unlotted development dimensional criteria; Section 405-605.A(1) and (2) for reduced unlotted development dimensional criteria; and Section 405-1703A(3) and (6) and C to allow a reduced number of spaces; to allow one parking space to be located between the street line of Kriebel Avenue, and a proposed duplex building; to allow common parking off the alley of 5 feet from the rear of two of the proposed dwellings; to allow parking in the required front yard of E. Mt. Vernon Street next to one of the existing duplex buildings; and to allow parking in the required front yard of Kriebel Avenue from one of the proposed duplex buildings.

2. **117 Hancock Street Properties, LP**, 101 E. Hancock Street, Lansdale, PA 19446 (hereinafter "Applicant"). The Applicant is the owner of 117 E. Hancock Street, Lansdale, Montgomery County, Pennsylvania, Tax Parcel No. 11-00-07608-00-4 (hereinafter "Subject Property"). The Subject Property is located in the Industrial Zoning District of Lansdale Borough and the Applicant proposes to construct a 40' x 125' pole building, 5,000 square feet in size. The Applicant requests an interpretation that the proposed garage is a permitted principal use and that the current home may be retained as an accessory residential use. If said interpretation is granted, the Applicant requests a variance from Section 405-210 to allow the house to remain as a residential use; a variance from Section 405-1904 to allow the house to remain as an accessory structure, to be in excess of 700 square feet, in excess of 17 feet high and to be in the front yard; a variance from Section 405-1511.A to allow the proposed garage building 110 feet from a Residential District, where 200 feet is required; and an interpretation that the lot is a non-conforming lot or a variance from Section 405-1511.B to permit the development of a lot



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which is 25,144 square feet, where 40,000 square feet is required. Alternatively, if the interpretation is that the current residential use and home are non-conforming, the Applicant requests relief to allow the addition of the proposed pole building and storage garage, and requests a variance from Section 405-210, to allow the proposed pole building as an accessory building to the existing non-conforming residential use; variance from Section 405-1904(A)(D) and (E) to allow the proposed pole building to be in excess of 700 square feet to be connected to the existing garage, where 10 feet separation is required or alternatively that it is one building and does not require separation distance, and to allow the proposed pole building to be in excess of 17 feet high; a variance from Section 405-1511.A to allow the proposed garage building be 110 feet from a Residential District, when 200 feet is required, and an interpretation that the lot is a non-conforming lot, or a variance from Section 405-1511.B to permit development of lot which is 25,144 square feet, when 40,000 square feet is required.

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.

Members of the public wishing to listen/participate in the meeting can do so remotely but must register ahead of time. Please email feedback@lansdale.org or call 267-638-9345 from May 13 through May 19 between 8:00am-4:30pm to register. You must provide your name, address and contact information. Information on how to log into the meeting will be provided when you register.

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