

**BEFORE THE ZONING HEARING BOARD OF WORCESTER TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

IN RE: APPLICATION OF	NO. 2017-16
A. ROSS MYERS and.	APPLICATION FOR A VARIANCE AND
MYERS FAMILY PARTNERSHIP, II, L.P.	AMENDMENT TO PRIOR DECISION

**DECISION**

The Applicants/Owners, A. Ross Myers and Myers Family Partnership, II, L.P., propose to construct a 621 square foot bathroom addition to an existing building located at 1805 Berks Road, Worcester Township, in the AGR – Agricultural Zoning District.

This Board's Decision No. 01-14 granted permission for construction of a 20,000 square foot shop building in the southern part of the property. The 20,000 square foot shop building has not yet been constructed.

Decision No. 01-14 also granted permission to construct a 25,000 square foot office building within a 5 acre tract in the northern part of the property, 14,423 square feet of which was constructed in 2003 and serves as the company's headquarters building. A condition was imposed that the 25,000 square feet of office space would be confined to that 5 acre tract.

The request is to reduce the remaining headquarters office building allowance by 711 square feet resulting in 9,866 square feet of office building allowance remaining in the 5 acre tract in the northern part of the property. The 711 square feet of allowance will be shifted to the southern part of the property, and will be comprised of a 90 square foot addition to the administration building already constructed in 2015 pursuant to a permit issued by the Township, and a 621 square foot proposed addition to the finance building. Both additions will be located in the southern part of the property, and not within the 5 acre tract in the northern part of the property containing the headquarters building.

A public hearing on the above Application was held on November 21, 2017 at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, pursuant to Notice as required by the Worcester Township Zoning Ordinance, as amended (hereinafter "Zoning Ordinance") and the Pennsylvania Municipalities Planning Code. Upon consideration of the evidence and testimony presented regarding the Application, the Zoning Hearing Board of Worcester Township enters the following Order:

**ORDER**

(1) An amendment to Zoning Hearing Board Decision No. 01-14, and a variance from Section 150-11 of the Zoning Ordinance, so as to permit construction of the 621 square foot addition, are **GRANTED.**

This Decision is subject to the following conditions:

**CONDITIONS:**

1. The Applicants shall construct the addition in the location as shown on the plans marked as Exhibits A-5 and A-6.
2. The Applicants shall apply for and obtain all applicable Township, County and State permits and approvals relative to the construction in a timely manner.
3. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicants, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
4. Except as permitted by prior Decisions of this Board, the use of the subject property shall otherwise comply with the Worcester Township Code, including, but not limited to, all storm water management, fencing, setback, parking, lighting, sign and noise regulations, and all other codes, regulations and ordinances of Worcester Township.
5. Pursuant to Section 150-225 of the Worcester Township Zoning Ordinance, a special exception or variance shall expire if the Applicants fail to obtain a permit in connection therewith within one (1) year of the date of authorization thereof. When land development/subdivision approval is required, the special exception or variance shall expire if the Applicants fail to make a diligent effort to obtain such approval within six (6) months following the date of the Zoning Hearing Board's Order. Upon receipt of land development/subdivision approval, the special exception or variance shall expire if a building permit is not obtained within six (6) months of the date of the land development/subdivision approval.

WORCESTER TOWNSHIP ZONING HEARING BOARD



Michael Libor, Chair

(ABSENT)

Caesar Gambone, Vice Chair



John D'Lauro, Secretary



Bradford Smith

Order Entered: 12/11/17

Circulation Date: 12/11/17

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the Circulation Date set forth above. The Board reserves the right to prepare Findings of Fact and Conclusions of Law in support of this Decision if an appeal is filed.