

LEGAL NOTICE

WORCESTER TOWNSHIP
ZONING HEARING BOARD

NOTICE IS HEREBY GIVEN, in accordance with §150-224 of the Worcester Township Zoning Ordinance, as amended, (hereinafter "Ordinance") of a Hearing before the Worcester Township Zoning Hearing Board on December 18, 2012, at 6:30 P.M. at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, on **Application #12-08 of Reba Dubner Family Limited Partnership** (owner), PO Box 273, Fairview Village, PA and **M&M Landscaping, LLC**, 24 Wayne Avenue, Trooper, PA (tenant) of the property located at **2974 Germantown Pike, Worcester**, in the C-Commercial District, for the following relief to permit a landscaping business in a newly constructed 30' X 48' pole barn with accessory parking:

- A. Appeal from the Zoning Officer's Enforcement Notice dated October 24, 2012 that the pole barn/warehouse building erected for use by a landscaping business is not permitted by the Ordinance; alternatively a determination that the business is permitted by right; and alternatively an interpretation that the permit issued in 1997 permits the use of the subject property and building for the repair of vehicles associated with the landscaping business, by right, vested right and/or by estoppel;
- B. Special Exception pursuant to §150-166B to permit the expansion of an existing non-conforming use on the property;

- C. Special Exception pursuant to §150-163 to change a non-conforming use to a use of the same, or more restrictive, zoning classification; and/or
- D. Variance from §150-112 to permit the operation of a landscaping/snowplowing business out of the subject property and building.

The Application and related drawings may be examined at the Township Office, 1721 Valley Forge Road, Monday through Friday, from 8:00 A.M. until 4:30 P.M.

At the time of the Hearing, any person or parties interested will be given full opportunity to be heard. The Board reserves the right to conduct such other business as may come before it.

WORCESTER TOWNSHIP ZONING HEARING BOARD
Kenneth E. Dyer, Chairman
Robert L. Brant, Solicitor