

# LEGAL NOTICE

## WORCESTER TOWNSHIP ZONING HEARING BOARD

NOTICE: Per §150-224 of the Worcester Township Zoning Ordinance, as amended (“Zoning Ordinance”), the Worcester Township Zoning Hearing Board will conduct public hearings on Tuesday, October 8, 2024 at 6:00 PM at the Worcester Township Community Hall, 1031 Valley Forge Road, Worcester, PA, as to:

Application 24-16 - Applicants/Owners, Troy and Jennifer Quinn, owners of record of 2207 Oak Terrace, Worcester Township, Montgomery County, PA, TPN 67-00-02716-00-7, located in the R-150 Residential Zoning District, seek a special exception under Zoning Ordinance §150-155.D, so as to permit a double-access driveway to be installed, and variances from Zoning Ordinance §150-155.D.(2) and (5), so as to permit a double-access driveway on a property with a lot width of 150 feet, rather than the 250 feet required, and to encroach 3 feet into the 25 foot required side yard setback.

Application 24-17 - Applicant/Owner, Richard Gerstemeier, owner of record of 3126 Methacton Ave., Worcester Township, Montgomery County, PA, TPN 67-00-02239-00-7, located in the R-100 Residential Zoning District seeks a variance from Zoning Ordinance §150-177.A(2), so as to permit a storage shed/garage to be located 3 feet from the side property line, rather than the 25 foot setback required.

Application 24-18 - Applicant/Owner, PA American Water Company, owner of record of a lot containing an existing water tank on Township Line Road, near the intersection with Potshop Road, Worcester Township, Montgomery County, PA, TPN 67-00-03610-00-4, located in the AGR Agricultural Zoning District, seeks a use variance from Zoning Ordinance §150-11, so as to permit the expansion of the public water utility use on the property, by the addition of a booster pump station and generator, with driveway improvements.

Application 24-13 – Applicant/Owner, BT Worcester, LLC, owner of record of the property located at 2974 Germantown Pike, Norristown, PA, TPN 67-00-01606-00-1, located in the C Commercial Zoning District and the MR Multi-Residential Zoning District, seeks a modification of the conditions imposed in ZHB Decision No. 2022-08 and ZHB Decision No. 2023-09, and a variance from Section 150-225 of the Zoning Ordinance, with reference to the time frame to acquire land development approval and building permits regarding a multi-family residential apartment development project.

Application 21-14 – An announcement of a continuance of the hearings regarding the Palmer substantive validity challenge to the Zoning Ordinance.

Applications may be examined at the Township Office, 1721 Valley Forge Rd., M-F, 7AM-4:30PM. At the time of the hearing, any person or party interested will have full opportunity to be heard. The Board reserves the right to conduct such other business as may come before it. Persons with a disability who wish to attend the public hearings and require an accommodation to participate in the hearings should contact Worcester Township at (610) 584-1410.

Michael R. Libor, Esq., Chair  
Michael E. Furey, Esq., Solicitor