

# 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, January 21, 2025 at 6:30 PM at the Worcester Township Community Hall, 1031 Valley Forge Road, Worcester, PA, as to:

Application 21-14 – Board discussion and vote regarding the Palmer substantive validity challenge to the Zoning Ordinance.

Application 24-24 - Application of Brynn and Todd Cicippio, owners of record of 1894 Old Forge Way, Worcester Township, Montgomery County, PA, TPN 67-00-03448-07-6, located in the AGR Agricultural Zoning District, to install a pool, pool equipment, and related structures on the property, seeking variances from:

Section 150-177.A(3) of the Zoning Ordinance to permit the proposed pool to be located 25.8 feet from the side property line, rather than the 50 feet required; and

Section 150-14.B of the Zoning Ordinance to permit impervious coverage of 23.94%, rather than the 20% permitted.

Application 24-25 - Application of Meadowood Corporation, 3205 Skippack Pike, 19490, TPN #67-00-03185-00-6, LPD/AGR Zoning District, for variances from Section 150-15 of the Zoning Ordinance, so as to permit a new residential building, and an expansion of the existing health center, on the property, to each measure 3 and ½ stories and 42 feet in height, rather than the 2 and ½ stories and 35 feet permitted.

Application 24-26 - Application of A. Ross Myers, owner of record of 1805 Berks Road, Worcester Township, Montgomery County, PA, TPN #67-00-00286-00-7, located in the AGR Agricultural Zoning District, to construct and use a Legacy Equipment Museum on the property, seeking the following relief:

Interpretations that no relief is required, and the construction and use of the proposed building are permitted by right.

In the alternative, a special exception under Section 150-166.B, so as to permit the expansion of a non-conforming use, and the construction and use of the proposed building;

In the alternative, a variance from Section 150-166.B, so as to permit the expansion of a non-conforming use, and the construction and use of the proposed building;

In the alternative, a variance from Section 150-11 of the Zoning Ordinance, so as to permit the construction and use of the proposed building;

A variance from Section 150-153.B, so as to permit the related parking spaces without curbing.

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