

# 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 a public hearing on Tuesday, April 15, 2025 at 6:30 PM at the Worcester Township Community Hall, 1031 Valley Forge Road, Worcester, PA, as to:

Application 25-01 - Saimar Capital, Inc., owner of record of two (2) lots on the corner of Hickory Hill Drive and Valley Forge Road, Worcester Township, Montgomery County, PA, TPN 67-00-01862-00-6 and 67-00-01861-00-7, located in the C-Commercial Zoning District and R-150 Residential District, subject to the Riparian Corridor Conservation District, to construct a new single-family dwelling on the property. The following variances are requested:

Section 150-112 of the Zoning Ordinance to permit the proposed single-family dwelling in the C-Commercial Zoning District.

Section 150-114.A of the Zoning Ordinance to permit a front yard setback of 32.2 feet along Hickory Hill Drive, rather than the 45 feet required.

Section 150-114.D of the Zoning Ordinance to permit a rear yard setback of 26.2 feet, rather than the 75 feet required.

Sections 150-146.7.B(1) and 150-146.8.A of the Zoning Ordinance to permit a portion of the proposed infiltration trench or other stormwater facility to be partially located in Zone 2 of the Riparian Corridor Conservation District.

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