

# 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, May 5, 2026, at 6:30 PM at the Worcester Township Community Hall, 1031 Valley Forge Road, Worcester, PA, as to:

Application 26-02 - Applicant, Methacton School District, legal owner, proposes to demolish and reconstruct a portion of the high school at 1001 Kriebel Mill Road, Worcester Township, Montgomery County, PA, TPN 67-00-01393-00-7, located in the AGR-Agricultural Zoning District, and requests the following variances from the Zoning Ordinance:

1. A variance from Section 150-13.B(2) of the Zoning Ordinance to permit a 147-foot setback from the ultimate right-of-way of Kriebel Mill Road, rather than the 250 feet required.
2. A variance from Section 150-162.1 of the Zoning Ordinance to permit expansion/extension of the nonconforming structure without complying with the required setback regulations.
3. A variance from Section 150-14.B of the Zoning Ordinance to permit an 8% increase in impervious coverage, rather than the 40% permitted.
4. A variance from Section 150-16.B(1) of the Zoning Ordinance to permit parking and parent drop off drive aisles within the required front yard setback along Kriebel Mill Road.
5. A variance from Section 150-16.B(2) of the Zoning Ordinance to permit parking and parent drop off drive aisles within 100 feet of the property line along Kriebel Mill Road.
6. A variance from Section 150-200.A of the Zoning Ordinance to permit the installation of exterior parking lot and driveway lighting 20 feet above grade, rather than the 12 feet above grade permitted.

Application 26-03 - The Applicant, Commerce Pursuit Capital, LP, equitable owner, proposes to build a townhouse development at 1035 N. Trooper Road, Worcester Township, Montgomery County, PA, TPN 67-00-01540-00-4, located in the R-100 Residential, C-Commercial, and MR Multi-Residential Overlay Zoning Districts, and requests a variance from Section 150-87.A(1) of the Zoning Ordinance to permit the proposed townhouses with walk-out basements to exceed 2 stories in height.

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